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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, October 04, 2010 To Monday, October 04, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1895
APPLICANT:	DOLBY LABORATORIES, INC.
PARCEL NO.:	2008200688
PARCEL ADDRESS:	00000100 0000POTRERO AVE, 0000
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,061,479.00
APPLICANT'S OPINION:	$2,730,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1896
APPLICANT:	DOLBY LABORATORIES, INC.
PARCEL NO.:	2008203242
PARCEL ADDRESS:	00000999 0000BRANNAN ST, 0231
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$20,105,372.00
APPLICANT'S OPINION:	$12,670,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0927
APPLICANT:	KENNEDY FAMILY TRUST
PARCEL NO.:	0990 006A
PARCEL ADDRESS:	3930 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,600,000.00
APPLICANT'S OPINION:	$2,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0930
APPLICANT:	O'KEEFE, PATRICK
PARCEL NO.:	0955 020
PARCEL ADDRESS:	2550 BAKER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,017,729.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0934
APPLICANT:	SENKUT, AYDIN
PARCEL NO.:	0937 038
PARCEL ADDRESS:	2572 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,369,680.00
APPLICANT'S OPINION:	$2,150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1835
APPLICANT:	3RD STREET TRANSIT FIRST HOUSING, LLC
PARCEL NO.:	4108 003F
PARCEL ADDRESS:	2420 3RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$468,180.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1837
APPLICANT:	BAYSHORE WAREHOUSE ASSOC.
PARCEL NO.:	5596 015
PARCEL ADDRESS:	0400 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,261,901.00
APPLICANT'S OPINION:	$985,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1841
APPLICANT:	PAK, KITAE
PARCEL NO.:	2350 019
PARCEL ADDRESS:	1116 1118 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,164,409.00
APPLICANT'S OPINION:	$898,367.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1853
APPLICANT:	RAIDER, FAITH
PARCEL NO.:	6017 030
PARCEL ADDRESS:	0263 LISBON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$679,006.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1855
APPLICANT:	ABBOTT, BARBARA
PARCEL NO.:	6537 017
PARCEL ADDRESS:	4052 25TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,025,000.00
APPLICANT'S OPINION:	$1,725,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3882
APPLICANT:	YOUNG, ELDON
PARCEL NO.:	1780 021
PARCEL ADDRESS:	2020 2022 JUDAH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,490,493.00
APPLICANT'S OPINION:	$1,134,128.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6429
APPLICANT:	CALIFORNIA CULINARY ACADEMY INC.
PARCEL NO.:	2010900103
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$13,020,242.00
APPLICANT'S OPINION:	$8,332,700.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6430
APPLICANT:	CALIFORNIA CULINARY ACADEMY INC.
PARCEL NO.:	2010900102
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$16,969,108.00
APPLICANT'S OPINION:	$9,297,401.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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Disability Access – The hearing room is wheelchair accessible.

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CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, October 4, 2010, at 9:35 a.m.

Present: Mervin Conlan, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1837	Bayshore Warehouse Assoc.	A.V.Lowered (Assessor)

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1841	Kitae Pak	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1895	Dolbhy Laboratories, Inc.	Withdrawn
2008-1896	Dolbhy Laboratories, Inc.	Withdrawn
2009-0927	Kennedy Family Trust	Postponed
2009-0930	Patrick O'Keefe	Postponed
2009-0934	Aydin Senkut	Postponed
2009-1835	3rd Street Transit First Housi	Withdrawn
2009-1853	Faith Raider	Postponed
2009-1855	Barbara Abbott	Postponed
2009-3882	Eldon Young	Withdrawn
2009-6429	California Culinary Academy	Postponed
2009-6430	California Culinary Academy	Postponed

There being no further business, the Board, at the hour of 10:20 a.m., recessed to reconvene Tuesday, October 5, 2010 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, October 5, 2010.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, October 05, 2010 To Tuesday, October 05, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1973
APPLICANT:	CARINALLI, CHARLES
PARCEL NO.:	3793 155
PARCEL ADDRESS:	0088 KING ST, #725
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,200,000.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
SEP 29 2010
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2253
APPLICANT:	RANDALL, DAVID
PARCEL NO.:	5940 025
PARCEL ADDRESS:	0231 HARVARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$799,026.00
APPLICANT'S OPINION:	$675,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2331
APPLICANT:	WU, XING RONG
PARCEL NO.:	5860 036
PARCEL ADDRESS:	0347 GAVEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$610,000.00
APPLICANT'S OPINION:	$508,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2347
APPLICANT:	LAM, MEI
PARCEL NO.:	5467 031
PARCEL ADDRESS:	3051 SAN BRUNO AVE, NO. 201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$527,378.00
APPLICANT'S OPINION:	$379,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2348
APPLICANT:	LAM, MEI
PARCEL NO.:	5467 030
PARCEL ADDRESS:	3051 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$346,200.00
APPLICANT'S OPINION:	$182,148.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2349
APPLICANT:	LAM, MEI
PARCEL NO.:	5467 029
PARCEL ADDRESS:	3049 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$364,350.00
APPLICANT'S OPINION:	$207,260.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2616
APPLICANT:	WONG, EDGAR
PARCEL NO.:	3557 118
PARCEL ADDRESS:	0282 DOLORES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3528
APPLICANT:	LUO, YVONNE
PARCEL NO.:	6282 005
PARCEL ADDRESS:	0571 MUNICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$620,160.00
APPLICANT'S OPINION:	$499,950.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3597
APPLICANT:	MIERS, CHRIS
PARCEL NO.:	3569 094
PARCEL ADDRESS:	0088 HOFF ST, UNIT 102
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$684,528.00
APPLICANT'S OPINION:	$590,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3770
APPLICANT:	TOM, JIM
PARCEL NO.:	5874 022
PARCEL ADDRESS:	0039 0041 COLBY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$800,000.00
APPLICANT'S OPINION:	$720,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3861
APPLICANT:	LEUNG, SAMMI
PARCEL NO.:	5940 008
PARCEL ADDRESS:	0242 OXFORD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$703,578.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4001
APPLICANT:	SISKA, ROBERT
PARCEL NO.:	4098 036K
PARCEL ADDRESS:	1745 20TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,321,183.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, October 5, 2010, at 9:30 a.m.

Present: Jeff Morris, Greg Blaine and Lawrence Lee

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1973	Charles Carinalli	Written Stip Approved
2009-2253	Danid Randall	Written Stip Approved
2009-2331	Xing Rong Wu	Written Stip Approved
2009-2616	Edgar Wong	Written Stip Approved
2009-3528	Yvonne Luo	Written Stip Approved
2009-3597	Chris Miers	Written Stip Approved
2009-3770	Jim Tom	Written Stip Approved
2009-3861	Sammi Leung	Written Stip Approved
2009-4001	Robert Siska	Written Stip Approved

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2347	Mei Lam	Postponed
2009-2348	Mei Lam	Postponed
2009-2349	Mei Lam	Postponed

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There being no further business, the Board, at the hour of 10:35 a.m., recessed to reconvene Wednesday, October 6, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, October 6, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, October 05, 2010 To Tuesday, October 05, 2010
1:30 PM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1756
APPLICANT:	CLARIN FAMILY TRUST
PARCEL NO.:	0941 006
PARCEL ADDRESS:	2823 BAKER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,770,599.00
APPLICANT'S OPINION:	$974,530.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
SEP 29 2010
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1772
APPLICANT:	RTRN INVESTMENT LLC
PARCEL NO.:	3504 033
PARCEL ADDRESS:	1707 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,496,343.00
APPLICANT'S OPINION:	$5,893,661.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1860
APPLICANT:	WEAVER FAMILY RECOVABLE LIVING TRUST
PARCEL NO.:	5203 054
PARCEL ADDRESS:	0050 MENDELL ST, 9
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$297,973.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1876
APPLICANT:	DOWNEY, PAUL
PARCEL NO.:	2847 019
PARCEL ADDRESS:	0172 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,681,036.00
APPLICANT'S OPINION:	$1,348,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1886
APPLICANT:	BASTANI, ALI
PARCEL NO.:	1002 010
PARCEL ADDRESS:	2808 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,706,080.00
APPLICANT'S OPINION:	$1,328,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1906
APPLICANT:	WU, AMY
PARCEL NO.:	5350 018
PARCEL ADDRESS:	0045 ELMIRA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$730,957.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1908
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	4377 001
PARCEL ADDRESS:	1055 MARIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,124,801.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1909
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	4356 001
PARCEL ADDRESS:	3101 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,470,260.00
APPLICANT'S OPINION:	$1,388,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1910
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	3973 001
PARCEL ADDRESS:	2401 2425 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,735,190.00
APPLICANT'S OPINION:	$1,094,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1911
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	4315 013
PARCEL ADDRESS:	3000 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,397,141.00
APPLICANT'S OPINION:	$6,740,162.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1913
APPLICANT:	LEONARD, GEOFF & SAND
PARCEL NO.:	1555 036
PARCEL ADDRESS:	0560 FUNSTON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,850,000.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1914
APPLICANT:	SLASOR, PETER
PARCEL NO.:	1260 066
PARCEL ADDRESS:	1020 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,326,510.00
APPLICANT'S OPINION:	$1,076,750.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3655
APPLICANT:	SEDGWICK, DETERT, MORAN & ARNOLD, LLP
PARCEL NO.:	2009200483
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$6,635,904.00
APPLICANT'S OPINION:	$3,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3658
APPLICANT:	SEDGWICK DETERT MORAN & ARNOLD
PARCEL NO.:	2009210190
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$1,019,205.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5073
APPLICANT:	TRADER JOE'S CO., #78
PARCEL NO.:	2009203202
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$1,721,595.00
APPLICANT'S OPINION:	$516,899.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, October 5, 2010, at 1:32 p.m.

Present: Louisa Mendoza, Fred Perez and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1906	Amy Wu	A.V.Lowered (Assessor)

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1772	RTRN Investments	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1756	Clarin Family Trust	Withdrawn
2009-1860	Weaver Family Recovable	Withdrawn
2009-1876	Paul Downey	Withdrawn
2009-1886	Ali Bastani	Postponed
2009-1908	William Spencer	Withdrawn
2009-1909	William Spencer	Withdrawn
2009-1910	William Spencer	Withdrawn
2009-1911	William Spencer	Withdrawn
2009-1913	Geoff & Sand Leonard	Postponed
2009-1914	Peter Slasor	Postponed

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2009-3655	Sedgwick, Detert, Moran & Arn	Postponed
2009-3658	Sedgwick Detert Moran & Arn	Postponed
2009-5073	Trader Joe's Co., #78	Withdrawn

There being no further business, the Board, at the hour of 2:25 p.m., recessed to reconvene Thursday, October 14, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, October 7, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, October 06, 2010 To Wednesday, October 06, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1381
APPLICANT:	DUNKLEY MARITAL PROPERTY TRUST
PARCEL NO.:	0306T773B
PARCEL ADDRESS:	0441 MASON ST, 1407-01
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,000.00
APPLICANT'S OPINION:	$2,999.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
SEP 29 2010
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1382
APPLICANT:	DUNKLEY MARITAL PROPERTY TRUST
PARCEL NO.:	0306T006A
PARCEL ADDRESS:	0441 MASON ST, 1101-06
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,000.00
APPLICANT'S OPINION:	$2,999.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1383
APPLICANT:	DUNKLEY MARITAL PROPERTY TRUST
PARCEL NO.:	0306T066A
PARCEL ADDRESS:	0441 MASON ST, 1102-16
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,250.00
APPLICANT'S OPINION:	$2,999.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1478
APPLICANT:	CULDICE, PURISIMA
PARCEL NO.:	0095 023
PARCEL ADDRESS:	2460 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,974,096.00
APPLICANT'S OPINION:	$2,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1489
APPLICANT:	T&T INVESTMENTS
PARCEL NO.:	0348 015
PARCEL ADDRESS:	0277 GOLDEN GATE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,086,340.00
APPLICANT'S OPINION:	$4,050,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1532
APPLICANT:	PRIME PROPERTIES B10 DE LLC
PARCEL NO.:	0272 014
PARCEL ADDRESS:	0795 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,238,499.00
APPLICANT'S OPINION:	$12,585,681.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1536
APPLICANT:	LIVERANT, DINA
PARCEL NO.:	0839 025
PARCEL ADDRESS:	0335 0341 OAK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,448,346.00
APPLICANT'S OPINION:	$1,850,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1747
APPLICANT:	ERKELENS, LINDA
PARCEL NO.:	0253 011
PARCEL ADDRESS:	1050 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,992,864.00
APPLICANT'S OPINION:	$1,740,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1754
APPLICANT:	GOLDMAN HOLDINGS, INC.
PARCEL NO.:	0146 006
PARCEL ADDRESS:	0644 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,972,322.00
APPLICANT'S OPINION:	$6,700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2191
APPLICANT:	YAMAGAMI, DICK
PARCEL NO.:	0668 046
PARCEL ADDRESS:	0081 FRANK NORRIS PL, 113
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,255,800.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2211
APPLICANT:	STOCKBRIDGE 525 HOWARD, LLC
PARCEL NO.:	3736 114
PARCEL ADDRESS:	0525 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,762,600.00
APPLICANT'S OPINION:	$2,780,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2213
APPLICANT:	KSW PROPERTIES
PARCEL NO.:	3736 121
PARCEL ADDRESS:	0509 0017V SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,140,491.00
APPLICANT'S OPINION:	$1,070,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1143
APPLICANT:	GRE SANSOME, LLC
PARCEL NO.:	0267 010
PARCEL ADDRESS:	0114 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$68,340,000.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2450
APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
PARCEL NO.:	0207 037
PARCEL ADDRESS:	0505 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,063,775.00
APPLICANT'S OPINION:	$44,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2588
APPLICANT:	SAN FRANCISCO WATERFRONT PARTNERS
PARCEL NO.:	2009702382
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$51,520,608.00
APPLICANT'S OPINION:	$38,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2822
APPLICANT:	SFD UNION SQUARE LLC
PARCEL NO.:	0295 008
PARCEL ADDRESS:	0432 0462 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$84,245,864.00
APPLICANT'S OPINION:	$45,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, October 6, 2010, at 9:30 a.m.

Present: Jeff Morris, Greg Blaine and Lawrence Lee

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2008 and 2009 assessment roll years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1381	Dunkley Marital Property	Denied (2 to 1 vote with Mr. Lee dissenting)
2009-1382	Dunkley Marital Property	Denied (2 to 1 vote with Mr. Lee dissenting)
2009-1383	Dunkley Marital Property	A.V. Lowered (Assessor) 2 to 1 vote with Mr. Lee dissenting.
2009-1489	T & T Investments	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1478	Purisima Culdice	Postponed
2009-1532	Prime Properties B10 DE LLC	Postponed
2009-1536	Dina Liverant	Postponed
2009-1747	Linda Erkelens	Withdrawn
2009-1754	Goldman Holdings, Inc.	Withdrawn
2009-2191	Dick Yamagami	Postponed
2009-2211	Stockbridge 525 Howard, LLC	Postponed
2009-2213	KSW Properties	Postponed

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There being no further business, the Board, at the hour of 10:55 a.m., recessed to reconvene Thursday, October 7, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, October 12, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, October 07, 2010 To Thursday, October 07, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2464
APPLICANT:	MASON STREET AFFORDABLE HOUSING DVLP
PARCEL NO.:	0331 018
PARCEL ADDRESS:	0125V SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,508,868.00
APPLICANT'S OPINION:	$4,722,081.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

DATE POSTED
SEP 29 2010
Assessment Appeals Board

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SEP 30 2010

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0822
APPLICANT:	MASON STREET AFFORDABLE HOUSING DVLP
PARCEL NO.:	0331 018
PARCEL ADDRESS:	0125V SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,999,044.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1605
APPLICANT:	MISSION STREET PROPERTY, LLC/ BEACON CAPITAL
PARCEL NO.:	3721 122
PARCEL ADDRESS:	0531 0533 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,212,000.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1956
APPLICANT:	EASTOPEN, INC
PARCEL NO.:	3701 059
PARCEL ADDRESS:	1215 1231 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$46,112,416.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2840
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	0028 015
PARCEL ADDRESS:	1250 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$39,256,037.00
APPLICANT'S OPINION:	$13,979,454.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2841
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	0028 009
PARCEL ADDRESS:	1280 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,213,692.00
APPLICANT'S OPINION:	$3,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2952
APPLICANT:	MARTIN LUTHER TOWER LP
PARCEL NO.:	0720 036
PARCEL ADDRESS:	1031 FRANKLIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,288,511.00
APPLICANT'S OPINION:	$10,325,741.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3367
APPLICANT:	WESTLAKE DEVELOPMENT CO.
PARCEL NO.:	0163 005
PARCEL ADDRESS:	0909 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,126,772.00
APPLICANT'S OPINION:	$8,737,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, October 07, 2010 To Thursday, October 07, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1770
APPLICANT:	PATEL & MANGIBEN TRUST
PARCEL NO.:	0504 001
PARCEL ADDRESS:	1501 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,043,496.00
APPLICANT'S OPINION:	$903,826.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1771
APPLICANT:	PATEL & MANGIBEN TRUST
PARCEL NO.:	0504 011
PARCEL ADDRESS:	1501 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,455,401.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1926
APPLICANT:	PRADO 825 PINE, LLC
PARCEL NO.:	0273 001C
PARCEL ADDRESS:	0825 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,164,936.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1927
APPLICANT:	PRADO 825 PINE, LLC
PARCEL NO.:	0273 001D
PARCEL ADDRESS:	0835 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,161,600.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1940
APPLICANT:	UPPER MARKET PLACE, LLC
PARCEL NO.:	0871 016
PARCEL ADDRESS:	1844 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,045,400.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2401
APPLICANT:	555 FOURTH STREET ASSOCIATES, LLC
PARCEL NO.:	3776 453
PARCEL ADDRESS:	0555 04TH ST, #A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,481,118.00
APPLICANT'S OPINION:	$540,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2402
APPLICANT:	555 FOURTH STREET ASSOCIATES, LLC
PARCEL NO.:	3776 454
PARCEL ADDRESS:	0555 04TH ST, #B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,919,018.00
APPLICANT'S OPINION:	$1,340,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2418
APPLICANT:	GEARY-MARKET INV.CO. LTD.
PARCEL NO.:	0312 004
PARCEL ADDRESS:	0720 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,405,892.00
APPLICANT'S OPINION:	$7,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2604
APPLICANT:	524 HOWARD STREET LLC
PARCEL NO.:	3721 013
PARCEL ADDRESS:	0524 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,409,000.00
APPLICANT'S OPINION:	$3,679,800.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3192
APPLICANT:	WARFIELD THEATER LLC
PARCEL NO.:	0342 007
PARCEL ADDRESS:	0982 0998 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,525,401.00
APPLICANT'S OPINION:	$5,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3446
APPLICANT:	HAL SF PROPERTIES LP
PARCEL NO.:	0218 016
PARCEL ADDRESS:	1516 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,168,510.00
APPLICANT'S OPINION:	$1,050,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3449
APPLICANT:	HAL SF PROPERTIES LP
PARCEL NO.:	0641 001A
PARCEL ADDRESS:	1745 FRANKLIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,161,706.00
APPLICANT'S OPINION:	$1,701,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3452
APPLICANT:	HAL SF PROPERTIES LP
PARCEL NO.:	0692 010
PARCEL ADDRESS:	1070 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,542,796.00
APPLICANT'S OPINION:	$520,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3459
APPLICANT:	HAL SF PROPERTIES LP
PARCEL NO.:	0832 005
PARCEL ADDRESS:	0230 OAK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,927,364.00
APPLICANT'S OPINION:	$1,629,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, October 7, 2010, at 9:35 a.m.

Present: Scott Spertzel, Louisa Mendoza and Joseph Tham

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2008 and 2009 roll years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2464	Mason Street Affordable Housing	Withdrawn
2009-0822	Mason Street Affordable Housing	Withdrawn
2009-1605	Mission Street Property, LLC	Postponed
2009-1956	Eastopen, Inc.	Postponed
2009-2840	Host Hotels & Resorts, Inc.	Postponed
2009-2841	Host Hotels & Resorts, Inc.	Postponed
2009-2952	Martin Luther Tower LP	Withdrawn
2009-3367	Westlake Development Co.	Withdrawn

RECESS

The Board, at the hour of 10:00 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:50 p.m.

Present: Scott Spertzel, Louisa Mendoza and Joseph Tham

Quorum present

Chairperson: Scott Spertzel, Presiding

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The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2401	555 Fourth Street Associates, LLC	A. V. Lowered (Board)
2009-2402	555 Fourth Street Associates, LLC	A. V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2009 roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1770	Patel & Mangiben Trust	Withdrawn
2009-1771	Patel & Mangiben Trust	Withdrawn
2009-1926	Prodo 825 Pine, LLC	Postponed
2009-1927	Prodo 825 Pine, LLC	Postponed
2009-1940	Upper Market Place, LLC	Postponed
2009-2418	Geary-Market Inv Co, Ltd	Withdrawn
2009-2604	524 Howard Street LLC	Postponed
2009-3192	Warfield Theater LLC	Postponed
2009-3446	HAL SF Properties LP	Rejected
2009-3449	HAL SF Properties LP	Rejected
2009-3452	HAL SF Properties LP	Rejected
2009-3459	HAL SF Properties LP	Rejected

There being no further business, the Board, at the hour of 3:20 p.m., recessed to reconvene Tuesday, October 12, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, October 14, 2010.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, October 12, 2010 To Tuesday, October 12, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2827
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	0297 028
PARCEL ADDRESS:	0500 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$95,981,683.00
APPLICANT'S OPINION:	$62,487,796.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2858
APPLICANT:	100 PINE STREET, LP
PARCEL NO.:	0262 020
PARCEL ADDRESS:	0100 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$158,119,992.00
APPLICANT'S OPINION:	$80,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3104
APPLICANT:	MEPT 303 SECOND STREET LLC
PARCEL NO.:	3749 062
PARCEL ADDRESS:	0303 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$228,159,720.00
APPLICANT'S OPINION:	$114,079,860.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, October 12, 2010, at 9:35 a.m.

Present: Jeff Morris, Diane Robinson and Meg Ruxton

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-2827	Marriott International, Inc.	Verbal Stipulated Value Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2858	100 Pine Street, LP	Withdrawn
2009-3104	MEPT 303 Second Street LLC	Withdrawn

There being no further business, the Board, at the hour of 10:50 a.m., recessed to reconvene Wednesday, October 13, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, October 14, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, October 13, 2010 To Wednesday, October 13, 2010
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2823
APPLICANT:	SHC ST. FRANCIS, LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 0345 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$368,964,179.00
APPLICANT'S OPINION:	$200,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2824
APPLICANT:	SHC ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$108,879,940.00
APPLICANT'S OPINION:	$75,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2993
APPLICANT:	SEB IMMOBILIEN-INVESTMENT GMBH
PARCEL NO.:	0289 001
PARCEL ADDRESS:	0225 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$97,418,893.00
APPLICANT'S OPINION:	$48,750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2994
APPLICANT:	SEB IMMOBILIEN-INVESTMENT GMBH
PARCEL NO.:	0289 007
PARCEL ADDRESS:	0225 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$74,687,818.00
APPLICANT'S OPINION:	$37,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3054
APPLICANT:	BANK OF AMERICA CORPORATE REAL ESTATE
PARCEL NO.:	3507 040
PARCEL ADDRESS:	1455 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$144,719,249.00
APPLICANT'S OPINION:	$70,940,808.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Agenda* / Notice of Assessment Appeals Board

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9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1932
APPLICANT:	SKYLARK SF LLC
PARCEL NO.:	3535 002
PARCEL ADDRESS:	0626 0634 14TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,297,203.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1933
APPLICANT:	ERKELENS, LINDA
PARCEL NO.:	1153 001
PARCEL ADDRESS:	1801 TURK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,298,017.00
APPLICANT'S OPINION:	$1,875,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1968
APPLICANT:	CHEN, KEVIN
PARCEL NO.:	1365 019
PARCEL ADDRESS:	4344 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,071,612.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1984
APPLICANT:	SAN FRANCISCO WOMEN ARTISTS
PARCEL NO.:	1020 036
PARCEL ADDRESS:	3489 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$625,642.00
APPLICANT'S OPINION:	$420,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1993
APPLICANT:	FOUDEH, MASOUD
PARCEL NO.:	3534 007
PARCEL ADDRESS:	0142 0146 GUERRERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,750,000.00
APPLICANT'S OPINION:	$1,020,062.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2015
APPLICANT:	SANTILLAN, JUVENTINO
PARCEL NO.:	7104 025
PARCEL ADDRESS:	0187 LOBOS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$575,000.00
APPLICANT'S OPINION:	$480,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2036
APPLICANT:	LEVIN, GARY
PARCEL NO.:	1212 048
PARCEL ADDRESS:	0280 SHRADER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$831,278.00
APPLICANT'S OPINION:	$680,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2146
APPLICANT:	HOLMES, DAVID
PARCEL NO.:	1554 024
PARCEL ADDRESS:	0522 12TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,530,557.00
APPLICANT'S OPINION:	$1,050,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2176
APPLICANT:	TAYLOR, DONNA
PARCEL NO.:	6592 002
PARCEL ADDRESS:	1504 1506 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,243,278.00
APPLICANT'S OPINION:	$994,622.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2334
APPLICANT:	ESTATE OF MARY J. NELSON
PARCEL NO.:	4028 017
PARCEL ADDRESS:	2245 18TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,300,000.00
APPLICANT'S OPINION:	$830,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2340
APPLICANT:	ANZA VISTA INVESTMENT, LLC
PARCEL NO.:	1113 001
PARCEL ADDRESS:	0097 BARCELONA AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,012,343.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3269
APPLICANT:	CITIBANK
PARCEL NO.:	2647 006
PARCEL ADDRESS:	0444 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,469,690.00
APPLICANT'S OPINION:	$1,340,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5644
APPLICANT:	ANZA VISTA INVESTMENT, LLC
PARCEL NO.:	1113 001
PARCEL ADDRESS:	0097 BARCELONA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,012,343.00
APPLICANT'S OPINION:	$1,452,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, October 14, 2010, at 9:35 a.m.

Present: Louisa Mendoza, Meg Ruxton and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2008 and 2009 assessment roll years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2176	Donna Taylor	Verbal Stipulated Value Approved
2009-2340	Anza Vista Investment, LLC	A.V.Lowered (Board)
2009-5644	Anza Vista Investment, LLC	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1932	Skylark SF LLC	Postponed
2009-1933	Linda Erkelens	Withdrawn
2009-1968	Kevin Chen	Postponed
2009-1984	San Francisco Women Artists	Postponed
2009-1993	Masoud Foudeh	Postponed
2009-2015	Juventino Santillan	Postponed
2009-2036	Gary Levin	Postponed
2009-2146	David Holmes	Postponed
2009-2334	Estate of Mary J. Nelson	Postponed
2009-3269	Citybank	Postponed

There being no further business, the Board, at the hour of 11:30 a.m., recessed to reconvene Thursday, October 21, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, October 21, 2010

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1241
APPLICANT:	CHANEZON, PATRICK
PARCEL NO.:	1231 006
PARCEL ADDRESS:	0533 ASHBURY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,600,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1982
APPLICANT:	GOUGH, JOHN
PARCEL NO.:	1194 026
PARCEL ADDRESS:	0152 COLE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$736,052.00
APPLICANT'S OPINION:	$640,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2046
APPLICANT:	NGUYEN, THANH
PARCEL NO.:	1185 050
PARCEL ADDRESS:	1626 GROVE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,162,800.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2077
APPLICANT:	ROGERS, JULIE
PARCEL NO.:	1641 053
PARCEL ADDRESS:	0686 04TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$988,380.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2298
APPLICANT:	CLARK, ROBERT
PARCEL NO.:	1507 018
PARCEL ADDRESS:	0578 38TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,075,000.00
APPLICANT'S OPINION:	$915,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2512
APPLICANT:	JOHNSON, JEFFREY
PARCEL NO.:	1652 019
PARCEL ADDRESS:	0766 10TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,362,922.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2529
APPLICANT:	BARRY, MICHELLE
PARCEL NO.:	1232 044
PARCEL ADDRESS:	1121B MASONIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,378,530.00
APPLICANT'S OPINION:	$1,115,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2617
APPLICANT:	GRANDI, CHRISTOPHER
PARCEL NO.:	1193 007
PARCEL ADDRESS:	0143 COLE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,080,800.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2784
APPLICANT:	TRAN, HELEN
PARCEL NO.:	1672 016A
PARCEL ADDRESS:	0882 30TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,209,775.00
APPLICANT'S OPINION:	$830,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2981
APPLICANT:	ROSS, MASON
PARCEL NO.:	1187 021
PARCEL ADDRESS:	1854 GROVE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$946,764.00
APPLICANT'S OPINION:	$780,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4000
APPLICANT:	CARTER, STEVEN
PARCEL NO.:	1197 034
PARCEL ADDRESS:	0541 CENTRAL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$875,496.00
APPLICANT'S OPINION:	$775,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4179
APPLICANT:	ELLIOTT, JUSTINE
PARCEL NO.:	1195 053
PARCEL ADDRESS:	1960 HAYES ST, 11
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$691,906.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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APPLICANT:	CHANEZON, PATRICK
PARCEL NO.:	1231 006
PARCEL ADDRESS:	0533 ASHBURY ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,600,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1982
APPLICANT:	GOUGH, JOHN
PARCEL NO.:	1194 026
PARCEL ADDRESS:	0152 COLE ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$736,052.00
APPLICANT'S OPINION:	$640,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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APPLICATION:	2009-2046
APPLICANT:	NGUYEN, THANH
PARCEL NO.:	1185 050
PARCEL ADDRESS:	1626 GROVE ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,162,800.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2077
APPLICANT:	ROGERS, JULIE
PARCEL NO.:	1641 053
PARCEL ADDRESS:	0686 04TH AVE,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$988,380.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2298
APPLICANT:	CLARK, ROBERT
PARCEL NO.:	1507 018
PARCEL ADDRESS:	0578 38TH AVE,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,075,000.00
APPLICANT'S OPINION:	$915,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2512
APPLICANT:	JOHNSON, JEFFREY
PARCEL NO.:	1652 019
PARCEL ADDRESS:	0766 10TH AVE,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,362,922.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2529
APPLICANT:	BARRY, MICHELLE
PARCEL NO.:	1232 044
PARCEL ADDRESS:	1121B MASONIC AVE,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,378,530.00
APPLICANT'S OPINION:	$1,115,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2617
APPLICANT:	GRANDI, CHRISTOPHER
PARCEL NO.:	1193 007
PARCEL ADDRESS:	0143 COLE ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$2,080,800.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2784
APPLICANT:	TRAN, HELEN
PARCEL NO.:	1672 016A
PARCEL ADDRESS:	0882 30TH AVE,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,209,775.00
APPLICANT'S OPINION:	$830,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2981
APPLICANT:	ROSS, MASON
PARCEL NO.:	1187 021
PARCEL ADDRESS:	1854 GROVE ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$946,764.00
APPLICANT'S OPINION:	$780,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4000
APPLICANT:	CARTER, STEVEN
PARCEL NO.:	1197 034
PARCEL ADDRESS:	0541 CENTRAL AVE,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$875,496.00
APPLICANT'S OPINION:	$775,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4179
APPLICANT:	ELLIOTT, JUSTINE
PARCEL NO.:	1195 053
PARCEL ADDRESS:	1960 HAYES ST, 11
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$691,906.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, October 14, 2010, at 1:30 p.m.

Present: Diane Robinson, Lawrence Lee and Scott Spretzel

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1241	Patrick Chanezon	Written Stip Approved
2009-1982	John Gough	Written Stip Approved
2009-2046	Thanh Nguyen	Written Stip Approved (2 to 1 vote with Ms. Robinson dissenting)
2009-2077	Julie Robers	Written Stip Approved
2009-2298	Robert Clark	Written Stip Approved
2009-2512	Jeffrey Johnson	Written Stip Approved
2009-2529	Michelle Barry	Written Stip Approved
2009-2617	Christopher Grandi	Written Stip Approved
2009-2784	Helen Tran	Written Stip Approved
2009-2981	Mason Ross	Written Stip Approved
2009-4000	Steven Carter	Written Stip Approved
2009-4179	Justine Elliott	Written Stip Approved (2 to 1 vote with Ms. Robinson dessenting)

There being no further business, the Board, at the hour of 3:25 p.m., recessed to reconvene Friday, October 15, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, October 15, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, October 15, 2010 To Friday, October 15, 2010
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0415
APPLICANT:	NORRIS, JENNIFER
PARCEL NO.:	5685 006A
PARCEL ADDRESS:	0340 PRENTISS ST,
TOPIC:	Board to finish hearing legal phase re: change in ownership as well as hearing on valuation.
CURRENT ASSESSMENT:	$950,000.00
APPLICANT'S OPINION:	$341,428.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

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Assessment Appeals Board

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, October 15, 2010, at 9:35 a.m.

Present: Jeff Morris, Diane Robinson and Greg Blaine

Quorum present

Chairperson: Jeff Morris, Presiding

Deputy City Attorney Marie Blits

The following listed applicant for change in the assessed valuation of property affecting a base year value for the 2009 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0415	Jennifer Norris	A.V. Lowered; Board determined that all conditions had been met for a Prop 60 Base Year Transfer

There being no further business, the Board, at the hour of 11:05 a.m., recessed to reconvene Monday, October 18, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, November 9, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, October 18, 2010 To Monday, October 18, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1541
APPLICANT:	GL PREMIER PROPERTIES, LLC
PARCEL NO.:	0550 024
PARCEL	2350 2352 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,803,404.00
APPLICANT'S	$2,046,344.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1542
APPLICANT:	DODSON, JEROME
PARCEL NO.:	0288 007
PARCEL	0110 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,612,080.00
APPLICANT'S	$7,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1545
APPLICANT:	WOODLAND APARTMENTS
PARCEL NO.:	0549 001
PARCEL	2165 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,367,072.00
APPLICANT'S	$2,558,075.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1546
APPLICANT:	HIMY, DAVID
PARCEL NO.:	3779 009
PARCEL	0564 06TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,965,140.00
APPLICANT'S	$2,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1966
APPLICANT:	LEACH, HOWARD
PARCEL NO.:	0601C104
PARCEL	2006 WASHINGTON ST, #004
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,200,000.00
APPLICANT'S	$5,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2158
APPLICANT:	KIM, YOUNG HO
PARCEL NO.:	0546 001B
PARCEL	1555 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,624,401.00
APPLICANT'S	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2161
APPLICANT:	270 VALENCIA ST., LLC
PARCEL NO.:	0872 005
PARCEL	1960 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,157,257.00
APPLICANT'S	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2162
APPLICANT:	270 VALENCIA ST., LLC
PARCEL NO.:	0872 006
PARCEL	1970V MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,412,171.00
APPLICANT'S	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2164
APPLICANT:	270 VALENCIA ST., LLC
PARCEL NO.:	0872 007
PARCEL	1898 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,042,640.00
APPLICANT'S	$3,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2467
APPLICANT:	GARLOCK, WILLIAM
PARCEL NO.:	3763 015C
PARCEL	0462 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,884,965.00
APPLICANT'S	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2468
APPLICANT:	GARLOCK, WILLIAM
PARCEL NO.:	3763 015A
PARCEL	0460 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,287,145.00
APPLICANT'S	$4,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2601
APPLICANT:	518 MISSION STREET, LLC
PARCEL NO.:	3708 010
PARCEL	0512 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,515,404.00
APPLICANT'S	$417,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2602
APPLICANT:	518 MISSION STREET, LLC
PARCEL NO.:	3708 011
PARCEL	0516 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,979,187.00
APPLICANT'S	$1,432,800.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2603
APPLICANT:	518 MISSION STREET, LLC
PARCEL NO.:	3708 012
PARCEL	0526 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,741,889.00
APPLICANT'S	$2,805,900.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2605
APPLICANT:	1540 MARKET STREET NV, LLC
PARCEL NO.:	0836 002
PARCEL	1510V MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,380,665.00
APPLICANT'S	$279,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2606
APPLICANT:	1540 MARKET STREET NV, LLC
PARCEL NO.:	0836 003
PARCEL	1520V MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,724,347.00
APPLICANT'S	$349,200.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2607
APPLICANT:	1540 MARKET STREET NV, LLC
PARCEL NO.:	0836 005
PARCEL	1540 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,110,092.00
APPLICANT'S	$2,050,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2608
APPLICANT:	1540 MARKET STREET NV, LLC
PARCEL NO.:	0836 004
PARCEL	0011 OAK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,010,105.00
APPLICANT'S	$1,014,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, October 18, 2010 To Monday, October 18, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1726
APPLICANT:	WYMAN, CHARLES
PARCEL NO.:	0996 055
PARCEL ADDRESS:	3446 CLAY ST,
TOPIC:	To consider written stipulation Agreement
CURRENT ASSESSMENT:	$1,492,974.00
APPLICANT'S OPINION:	$1,220,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, October 18, 2010, at 9:30 a.m.

Present: Diane Robinson, Greg Blaine and Lawrence Lee

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2158	Young Ho Kim	Verbal Stipulated Value Approved
2009-2161	270 Valencia St, LLC	Verbal Stipulated Value Approved
2009-2162	270 Valencia St, LLC	Verbal Stipulated Value Approved
2009-2164	270 Valencia St, LLC	Verbal Stipulated Value Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1541	GL Premier Properties, LLC	Withdrawn
2009-1542	Jerome Dodson	Withdrawn
2009-1545	Woodland Apartments	Withdrawn
2009-1546	David Himy	Postponed
2009-1966	Howard Leach	Postponed
2009-2467	William Garlock	Postponed
2009-2468	William Garlock	Postponed
2009-2601	518 Mission Street, LLC	Postponed
2009-2602	518 Mission Street, LLC	Postponed
2009-2603	518 Mission Street, LLC	Postponed

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2009-2605	1540 Market Street NV, LLC	Postponed
2009-2606	1540 Market Street NV, LLC	Postponed
2009-2607	1540 Market Street NV, LLC	Postponed
2009-2608	1540 Market Street NV, LLC	Postponed

RECESS

The Board, at the hour of 10:25 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Jeff Morris, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Diane Robinson, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1726	Charles Wyman	Stipulation Approved
2009-1969	Varintr Chen	Stipulation Approved
2009-2084	Brian Erb	Stipulation Approved
2009-2233	Robert Steinlein	Stipulation Approved
2009-2312	Sigurd Anderson	Stipulation Approved
2009-2548	3460 Baker Properties LLC	Stipulation Approved
2009-3332	Amanda Yi McEvoy	Stipulation Approved
2009-3727	Robin Polansky	Stipulation Approved
2009-4035	John Frick	Stipulation Approved
2009-4131	Margot Hirsch	Stipulation Approved
2009-4239	Jean Luc Azou	Stipulation Approved
2009-4857	Leo Liu	Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2711	Comcast of California	Postponed
2009-2760	HWA 555 Owners, LLC	Postponed
2009-2762	HWA 555 Owners, LLC	Postponed
2009-2763	HWA 555 Owners, LLC	Postponed

There being no further business, the Board, at the hour of 2:50 p.m., recessed to reconvene Tuesday, October 19, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, October 22, 2010

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, October 18, 2010 To Monday, October 18, 2010
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1726
APPLICANT:	WYMAN, CHARLES
PARCEL NO.:	0996 055
PARCEL ADDRESS:	3446 CLAY ST,
TOPIC:	To consider written stipulation Agreement
CURRENT ASSESSMENT:	$1,492,974.00
APPLICANT'S OPINION:	$1,220,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1969
APPLICANT:	CHEN, VARINTR
PARCEL NO.:	8708 107
PARCEL ADDRESS:	0255 BERRY ST, #710
TOPIC:	To consider written stipulation Agreement
CURRENT ASSESSMENT:	$1,747,872.00
APPLICANT'S OPINION:	$1,490,973.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2084
APPLICANT:	ERB, BRIAN
PARCEL NO.:	1020 076
PARCEL ADDRESS:	3439 SACRAMENTO ST, #401
TOPIC:	To consider written stipulation Agreement
CURRENT ASSESSMENT:	$1,600,000.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2233
APPLICANT:	STEINLEIN, ROBERT
PARCEL NO.:	0599 069
PARCEL ADDRESS:	2040 FRANKLIN ST, 906
TOPIC:	To consider written stipulation Agreement
CURRENT ASSESSMENT:	$493,460.00
APPLICANT'S OPINION:	$435,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2312
APPLICANT:	ANDERSON, SIGURD
PARCEL NO.:	0915 015
PARCEL ADDRESS:	2015 JEFFERSON ST,
TOPIC:	To consider written stipulation Agreement
CURRENT ASSESSMENT:	$3,468,000.00
APPLICANT'S OPINION:	$2,947,800.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2548
APPLICANT:	3460 BAKER PROPERTIES LLC
PARCEL NO.:	0918 004A
PARCEL ADDRESS:	3460 BAKER ST,
TOPIC:	To consider written stipulation Agreement
CURRENT ASSESSMENT:	$7,386,840.00
APPLICANT'S OPINION:	$5,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2711
APPLICANT:	COMCAST OF CALIFORNIA
PARCEL NO.:	2009700933
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$83,400,558.00
APPLICANT'S OPINION:	$64,015,090.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2760
APPLICANT:	HWA 555 OWNERS, LLC c/o SHORENSTEIN REALTY SERVICES
PARCEL NO.:	0259 028
PARCEL ADDRESS:	0345 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,447,240.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2762
APPLICANT:	HWA 555 OWNERS, LLC c/o VORNADO REALTY TRUST
PARCEL NO.:	0259 027
PARCEL ADDRESS:	0555 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$85,312,800.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2763
APPLICANT:	HWA 555 OWNERS, LLC c/o VORNADO REALTY TRUST
PARCEL NO.:	0259 029
PARCEL ADDRESS:	0315 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,424,000.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3332
APPLICANT:	YI MCEVOY, AMANDA
PARCEL NO.:	0954 020
PARCEL ADDRESS:	2649 GREEN ST,
TOPIC:	To consider written stipulation Agreement
CURRENT ASSESSMENT:	$5,355,000.00
APPLICANT'S OPINION:	$4,284,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3727
APPLICANT:	POLANSKY, ROBIN
PARCEL NO.:	0913 043
PARCEL ADDRESS:	3700 DIVISADERO ST, #303
TOPIC:	To consider written stipulation Agreement
CURRENT ASSESSMENT:	$1,019,590.00
APPLICANT'S OPINION:	$940,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4035
APPLICANT:	FRICK, JOHN
PARCEL NO.:	1026 044
PARCEL ADDRESS:	2050 DIVISADERO ST, 1
TOPIC:	To consider written stipulation Agreement
CURRENT ASSESSMENT:	$1,253,682.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4131
APPLICANT:	HIRSCH, MARGOT
PARCEL NO.:	0593 088
PARCEL ADDRESS:	1870 JACKSON ST, 603
TOPIC:	To consider written stipulation Agreement
CURRENT ASSESSMENT:	$1,591,812.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4239
APPLICANT:	AZOU, JEAN-LUC
PARCEL NO.:	0597 065
PARCEL ADDRESS:	1810 POLK ST, #11
TOPIC:	To consider written stipulation Agreement
CURRENT ASSESSMENT:	$948,600.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4857
APPLICANT:	LIU, LEO
PARCEL NO.:	0599 174
PARCEL ADDRESS:	1800 WASHINGTON ST #312 ,
TOPIC:	To consider written stipulation Agreement
CURRENT ASSESSMENT:	$630,000.00
APPLICANT'S OPINION:	$537,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, October 19, 2010, at 9:32 a.m.

Present: Gregory Blaine, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Gregory Blaine, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0928	Michael Birch	Stipulation Approved
2009-2088	Kadambari Parekhj	Stipulation Approved
2009-2546	Cindy Nguyen	Stipulation Approved
2009-2646	Alan Polin	Stipulation Approved
2009-2742	Elizabeth Stevens	Stipulation Approved
2009-3834	Four Units LLC	Stipulation Approved
2009-3838	Leigh Anne Kobe	Stipulation Approved
2009-3840	Four Units LLC	Stipulation Approved
2009-3842	Four Units LLC	Stipulation Approved
2009-3843	Four Units LLC	Stipulation Approved
2009-3890	Robert Slatt	Stipulation Approved
2009-4246	Eric Kim	Stipulation Approved
2009-4649	Madeleine Lawton	Stipulation Approved
2009-4754	Maio Romo Trust	Stipulation Approved
2009-5078	Ann Heimberger	Stipulation Approved
2009-6461	Sally Lee	Continued

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2957	HEI San Francisco, LLC	Withdrawn
2009-3005	South Market, LLC	Postponed
2009-3206	Gap, Inc.	Postponed

RECESS

The Board, at the hour of 11:45 a.m., recessed to reconvene at 1:30 p.m.

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RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:32 p.m.

Present: Gregory Blaine, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Diane Robinson, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2112	Garnet Kanouse	Stipulation Approved; 2-1 vote with Member Robinson dissenting
2009-2177	Xing Yi Zhu	Stipulation Approved
2009-2361	Valerie Makarovsky	Stipulation Approved
2009-2463	James Murray	Stipulation Approved
2009-3037	Inja Yang	Postponed at hearing
2009-3141	Lucette Fang	Stipulation Approved
2009-3815	Aaron Zahedani	Stipulation Approved
2009-3877	Joyce Schenewerk	Stipulation Approved
2009-4039	Susan Fox-Sanchez	Postponed at hearing
2009-4066	Benjamin Levy	Postponed at hearing
2009-4102	Jonathon Epstein	Postponed at hearing
2009-4138	Frances Stroh	Postponed at hearing
2009-4784	Stephen Morris	Stipulation Approved
2009-6226	Sean Sabarese	Stipulation Approved
2009-6246	Sean Sabarese	Stipulation Approved

There being no further business, the Board, at the hour of 2:35 p.m., recessed to reconvene Wednesday, October 20, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, October 20, 2010

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, October 19, 2010 To Tuesday, October 19, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2112
APPLICANT:	KANOUSE, GARNET
PARCEL NO.:	1269 220
PARCEL ADDRESS:	2380 2400 DOWNEY ST,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,258,883.00
APPLICANT'S OPINION:	$808,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2177
APPLICANT:	ZHU, XING YI
PARCEL NO.:	6165 049
PARCEL ADDRESS:	0075 DELTA ST,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$717,648.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2361
APPLICANT:	MAKAROVSKY, VALERIE
PARCEL NO.:	1195 023
PARCEL ADDRESS:	1924 HAYES ST, 2
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$640,000.00
APPLICANT'S OPINION:	$566,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2463
APPLICANT:	MURRAY, JAMES
PARCEL NO.:	1043 028
PARCEL ADDRESS:	0016 0018 IRIS AVE,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,903,932.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3037
APPLICANT:	YANG, INJA
PARCEL NO.:	1333 045
PARCEL ADDRESS:	0195 25TH AVE, 102
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,014,498.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3141
APPLICANT:	FANG, LUCETTE
PARCEL NO.:	1383 058
PARCEL ADDRESS:	6120 CALIFORNIA ST,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$851,700.00
APPLICANT'S OPINION:	$720,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3815
APPLICANT:	ZAHEDANI, AARON
PARCEL NO.:	2607 179
PARCEL ADDRESS:	0355 BUENA VISTA EAST AVE, 505W
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$575,000.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3877
APPLICANT:	SCHENEWERK, JOYCE
PARCEL NO.:	2610 059
PARCEL ADDRESS:	0027 DIVISADERO ST,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,144,440.00
APPLICANT'S OPINION:	$975,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4039
APPLICANT:	FOX-SANCHEZ, SUSAN
PARCEL NO.:	1383 056
PARCEL ADDRESS:	0240 24TH AVE,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,175,040.00
APPLICANT'S OPINION:	$881,280.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4066
APPLICANT:	LEVY, BENJAMIN
PARCEL NO.:	1361 075
PARCEL ADDRESS:	3905 CALIFORNIA ST,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$2,288,880.00
APPLICANT'S OPINION:	$1,876,882.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4102
APPLICANT:	EPSTEIN, JONATHON
PARCEL NO.:	1081 048
PARCEL ADDRESS:	2549 POST ST, #3
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,402,458.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4138
APPLICANT:	STROH, FRANCES
PARCEL NO.:	1363 010
PARCEL ADDRESS:	0137 03RD AVE,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$2,505,157.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4784
APPLICANT:	MORRIS, STEPHEN
PARCEL NO.:	1536 052
PARCEL ADDRESS:	0439 8TH AVE, #1
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,027,914.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6226
APPLICANT:	SABARESE, SEAN
PARCEL NO.:	1049 073
PARCEL ADDRESS:	2715 PINE ST,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,342,116.00
APPLICANT'S OPINION:	$1,174,550.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6246
APPLICANT:	SABARESE, SEAN
PARCEL NO.:	1049 073
PARCEL ADDRESS:	2715 PINE ST,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,315,800.00
APPLICANT'S OPINION:	$1,160,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Disability Access – The hearing room is wheelchair accessible.

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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, October 20, 2010 To Wednesday, October 20, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1594
APPLICANT:	GLADSTEIN, KENNETH
PARCEL NO.:	3076A004
PARCEL ADDRESS:	0150 SANTA PAULA AVE,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$2,247,263.00
APPLICANT'S OPINION:	$1,325,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DATE POSTED
OCT 14 2010
Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1629
APPLICANT:	ATIENZA, ALICIA
PARCEL NO.:	3100 001
PARCEL ADDRESS:	0136 SAINT FRANCIS BLVD,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$2,249,384.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2091
APPLICANT:	KELLY, CLAUDIA
PARCEL NO.:	1750 031
PARCEL ADDRESS:	1277 ARGUELLO BLVD,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,700,000.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2347
APPLICANT:	LAM, MEI
PARCEL NO.:	5467 031
PARCEL ADDRESS:	3051 SAN BRUNO AVE, NO. 201
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$527,378.00
APPLICANT'S OPINION:	$379,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2348
APPLICANT:	LAM, MEI
PARCEL NO.:	5467 030
PARCEL ADDRESS:	3051 SAN BRUNO AVE,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$346,200.00
APPLICANT'S OPINION:	$182,148.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2349
APPLICANT:	LAM, MEI
PARCEL NO.:	5467 029
PARCEL ADDRESS:	3049 SAN BRUNO AVE,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$364,350.00
APPLICANT'S OPINION:	$207,260.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2795
APPLICANT:	KANE, MATTHEW
PARCEL NO.:	2861 021
PARCEL ADDRESS:	0240 SAN MARCOS AVE,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,724,462.00
APPLICANT'S OPINION:	$1,468,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3061
APPLICANT:	CAMPBELL, MITCHELL
PARCEL NO.:	3157 027
PARCEL ADDRESS:	0004 FOERSTER ST,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$650,000.00
APPLICANT'S OPINION:	$548,200.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3158
APPLICANT:	TRAIN, KENNETH
PARCEL NO.:	2614 124
PARCEL ADDRESS:	3758 16TH ST,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,846,200.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3749
APPLICANT:	MAH, JIMMY
PARCEL NO.:	2307 007
PARCEL ADDRESS:	2259 42ND AVE,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$930,000.00
APPLICANT'S OPINION:	$830,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3797
APPLICANT:	PIRANI, KARIM
PARCEL NO.:	3114 067
PARCEL ADDRESS:	0787 MONTEREY BLVD, C
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$606,856.00
APPLICANT'S OPINION:	$499,995.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3820
APPLICANT:	KING, JOHN
PARCEL NO.:	2613 039
PARCEL ADDRESS:	0216 CASTRO ST,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,220,388.00
APPLICANT'S OPINION:	$1,028,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3868
APPLICANT:	CRAWFORD, SUSAN
PARCEL NO.:	2610 011
PARCEL ADDRESS:	0049 DIVISADERO ST,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$2,143,223.00
APPLICANT'S OPINION:	$1,568,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4113
APPLICANT:	HALL, TERRANCE
PARCEL NO.:	2310 007E
PARCEL ADDRESS:	2824 SANTIAGO ST,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4765
APPLICANT:	VIDAL, ESCARLET
PARCEL NO.:	2628 107
PARCEL ADDRESS:	0343 UPPER TER,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$877,056.00
APPLICANT'S OPINION:	$775,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, October 20, 2010, at 9:30 a.m.

Present: Jeffrey Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Jeffrey Morris, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1594	Kenneth Gladstein	Stipulation Approved
2009-1629	Alicia Atienza	Stipulation Approved
2009-2091	Claudia Kelly	Stipulation Approved
2009-2795	Matthew Kane	Stipulation Approved
2009-3061	Mitchell Campbell	Stipulation Approved
2009-3158	Kenneth Train	Stipulation Denied
2009-3749	Jimmy Mah	Stipulation Approved
2009-3797	Karim Pirani	Stipulation Approved
2009-3820	John King	Stipulation Approved
2009-3868	Susan Crawford	Stipulation Approved
2009-4113	Terrance Hall	Stipulation Approved
2009-4765	Escarlet Vidal	Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2347	Mei Lam	Postponed
2009-2348	Mei Lam	Postponed
2009-2349	Mei Lam	Postponed

There being no further business, the Board, at the hour of 11:15 a.m., recessed to reconvene Thursday, October 21, 2010, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, October 21, 2010

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, October 21, 2010, at 9:34 a.m.

Present: Meg Ruxton, Fred Perez and Joseph Tham

Quorum present

Chairperson: Margaret Ruxton, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2003 and 2004 assessment roll years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2423	Ehrhardt, Ann Revocable Trust	A.V. Lowered (Board)
2008-2434	Ehrhardt, Ann Revocable Trust	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2408	Whole Foods	Withdrawn
2008-2409	Whole Foods	Withdrawn
2008-2410	Whole Foods	Withdrawn
2008-2411	Whole Foods	Postponed
2008-2412	Whole Foods	Postponed
2008-2413	Whole Foods	Postponed
2008-2414	Whole Foods	Postponed
2009-1538	Baychester Shopping Center	Postponed
2009-1539	GL Premier Properties, LLC	Withdrawn
2009-1940	Skyline Investments	Withdrawn
2009-1543	Vu Le	Withdrawn
2009-1547	Virginia Toy	Postponed
2009-1938	Potrero Hill/Kansas Street	Postponed
2009-1941	Franklin Tower LLC	Withdrawn
2009-1952	Van Obermuller	Withdrawn
2009-3485	Whole Foods Market, Inc.	Postponed
2009-3488	Whole Foods Market, Inc.	Postponed
2009-3491	Whole Foods Market, Inc.	Postponed

There being no further business, the Board, at the hour of 11:25 a.m., recessed to reconvene Wednesday, October 27, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, October 27, 2010

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, October 21, 2010, at 1:30 p.m.

Present: Diane Robinson, Greg Blaine and Joseph Tham

Quorum present

Chairperson: Greg Blaine, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2290	Jennifer Hailer	Stipulation Approved
2009-2440	Alison Benson	Stipulation Approved
2009-2944	Jennyfer Aguilera	Stipulation Approved
2009-3402	Campbell Edlund	Stipulation Approved
2009-3642	Mark Hess	Stipulation Approved
2009-3855	Micki Klearman	Stipulation Approved
2009-3935	Tuan Hoang	Stipulation Approved
2009-4885	Russell Flynn	Stipulation Approved
2009-5549	Lucy Craig	Stipulation Denied
2009-6592	Bentley-Follo Revocable Trust	Stipulation Approved
2009-6623	Bentley-Follo Revocable Trust	Stipulation Approved

There being no further business, the Board, at the hour of 2:55 p.m., recessed to reconvene Friday, October 22, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, October 26, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, October 22, 2010 To Friday, October 22, 2010
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2051
APPLICANT:	HERDOCIA FAMILY TRUST
PARCEL NO.:	3771 062
PARCEL ADDRESS:	0501 BEALE ST, # 10G
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$845,000.00
APPLICANT'S OPINION:	$670,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2101
APPLICANT:	SHAUB, MARGOT
PARCEL NO.:	4107 003
PARCEL ADDRESS:	1016 1018 TENNESSEE ST,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,729,072.00
APPLICANT'S OPINION:	$1,610,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2243
APPLICANT:	SIROTA, GREG
PARCEL NO.:	3514 199
PARCEL ADDRESS:	0140 SOUTH VAN NESS AVE, 902
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$425,068.00
APPLICANT'S OPINION:	$347,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2469
APPLICANT:	MITRA, SANDEEP
PARCEL NO.:	3115 065
PARCEL ADDRESS:	0695 MONTEREY BLVD, 303
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$645,048.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2640
APPLICANT:	VARGO, JONATHON
PARCEL NO.:	3520 071
PARCEL ADDRESS:	1488 HARRISON ST, #302
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$630,000.00
APPLICANT'S OPINION:	$575,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2642
APPLICANT:	COFFEY, GEOFFREY
PARCEL NO.:	2947A037
PARCEL ADDRESS:	0707 ROCKDALE DR,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$947,126.00
APPLICANT'S OPINION:	$742,546.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2692
APPLICANT:	MACIAS, LORENA
PARCEL NO.:	3545 088
PARCEL ADDRESS:	0051 0053 RAMONA AVE,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,683,000.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2813
APPLICANT:	PARK, EDWARD
PARCEL NO.:	3569 107
PARCEL ADDRESS:	0088 HOFF ST, UNIT 15
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$647,336.00
APPLICANT'S OPINION:	$559,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3899
APPLICANT:	O'CONNELL, AIDAN
PARCEL NO.:	2616 034
PARCEL ADDRESS:	1516 MASONIC AVE,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,800,000.00
APPLICANT'S OPINION:	$1,568,194.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3940
APPLICANT:	BULTMAN, GARY
PARCEL NO.:	3561 074
PARCEL ADDRESS:	2295 15TH ST,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,626,900.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3945
APPLICANT:	KROEKER, CURTIS
PARCEL NO.:	2957A023
PARCEL ADDRESS:	0190 JUANITA WAY,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,053,404.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4090
APPLICANT:	LEMAIRE, NATHALIE
PARCEL NO.:	3573 029
PARCEL ADDRESS:	2170 HARRISON ST, 1
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$634,842.00
APPLICANT'S OPINION:	$549,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4210
APPLICANT:	HEPLER, ANN
PARCEL NO.:	2629 024
PARCEL ADDRESS:	1088 ASHBURY ST,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,602,423.00
APPLICANT'S OPINION:	$1,510,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4247
APPLICANT:	SIRIMALLE, VINOD
PARCEL NO.:	3967 019
PARCEL ADDRESS:	0320 ALABAMA ST, # 15
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$780,000.00
APPLICANT'S OPINION:	$720,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4296
APPLICANT:	PAIK, JOSEPH
PARCEL NO.:	4101 091
PARCEL ADDRESS:	0025 SIERRA EAST ST, 308
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$675,218.00
APPLICANT'S OPINION:	$625,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4843
APPLICANT:	HUDSON, PAUL
PARCEL NO.:	2648 007A
PARCEL ADDRESS:	0044 COLLINGWOOD ST,
TOPIC:	To consider written stipulation Agreement.
CURRENT ASSESSMENT:	$1,295,296.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, October 22, 2010, at 9:30 a.m.

Present: Lawrence Lee, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2051	Herdocia Family Trust	Stipulation Denied
2009-2101	Margot Shaub	Stipulation Approved
2009-2243	Greg Sirota	Stipulation Approved
2009-2469	Sandeep Mitra	Stipulation Approved
2009-2640	Jonathon Vargo	Stipulation Approved
2009-2642	Geoffrey Coffey	Stipulation Approved
2009-2692	Lorena Macias	Stipulation Approved
2009-2813	Edward Park	Stipulation Approved
2009-3899	Aidan O'Connell	Stipulation Approved
2009-3940	Gary Bultman	Stipulation Denied
2009-3945	Curtis Kroeker	Stipulation Approved
2009-4090	Nathalie Lemaire	Stipulation Approved
2009-4210	Ann Hepler	Stipulation Approved
2009-4247	Vinod Sirimalle	Stipulation Approved
2009-4296	Joseph Paik	Stipulation Approved
2009-4843	Paul Hudson	Stipulation Approved

There being no further business, the Board, at the hour of 10:49 a.m., recessed to reconvene Tuesday, October 26, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, October 26, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, October 26, 2010 To Tuesday, October 26, 2010
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1233
APPLICANT:	SPIVOCK, MUNROE
PARCEL NO.:	3774 361
PARCEL ADDRESS:	0200 BRANNAN ST, #328
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,860,000.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1552
APPLICANT:	SST INVESTMENTS
PARCEL NO.:	3728 018
PARCEL ADDRESS:	1252 1256 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,898,730.00
APPLICANT'S OPINION:	$1,220,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1676
APPLICANT:	CULLER, TIMOTHY
PARCEL NO.:	0221 124
PARCEL ADDRESS:	1242 SACRAMENTO ST, 6
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,224,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1826
APPLICANT:	GANIS, NANCY HULT
PARCEL NO.:	0105 066
PARCEL ADDRESS:	1442 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,599,958.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2208
APPLICANT:	FORBES REVOCABLE TRUST
PARCEL NO.:	0606 009
PARCEL ADDRESS:	2506 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,000,000.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2429
APPLICANT:	98 BATTERY ASSOCIATES, LLC
PARCEL NO.:	0266 008
PARCEL ADDRESS:	0098 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,436,651.00
APPLICANT'S OPINION:	$6,004,244.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2597
APPLICANT:	88 FIRST STREET ASSOCIATES
PARCEL NO.:	3708 009
PARCEL ADDRESS:	0088 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,546,214.00
APPLICANT'S OPINION:	$1,980,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2599
APPLICANT:	SIXTY-TWO FIRST STREET, LLC
PARCEL NO.:	3708 006
PARCEL ADDRESS:	0062 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,540,025.00
APPLICANT'S OPINION:	$6,774,797.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2600
APPLICANT:	78 FIRST STREET, LLC
PARCEL NO.:	3708 007
PARCEL ADDRESS:	0076 0080 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,399,426.00
APPLICANT'S OPINION:	$1,329,383.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2670
APPLICANT:	MURPHY, MARGUARITA
PARCEL NO.:	0849 017
PARCEL ADDRESS:	0456 HAIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,352,892.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2671
APPLICANT:	MURPHY, MARGUARITA
PARCEL NO.:	0523 004
PARCEL ADDRESS:	2539 POLK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,768,019.00
APPLICANT'S OPINION:	$2,200,720.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3468
APPLICANT:	HAL SF PROPERTIES LP
PARCEL NO.:	0335 002C
PARCEL ADDRESS:	0305 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,198,191.00
APPLICANT'S OPINION:	$1,950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3473
APPLICANT:	HAL SF PROPERTIES LP
PARCEL NO.:	0338 021A
PARCEL ADDRESS:	0347 EDDY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,321,825.00
APPLICANT'S OPINION:	$1,699,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3497
APPLICANT:	HAL SF PROPERTIES LP
PARCEL NO.:	0300 018
PARCEL ADDRESS:	0935 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,958,337.00
APPLICANT'S OPINION:	$1,701,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, October 26, 2010 To Tuesday, October 26, 2010
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1060
APPLICANT:	BRCP 1390 MARKET, LLC
PARCEL NO.:	0813 009
PARCEL ADDRESS:	1390 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$44,422,695.00
APPLICANT'S OPINION:	$22,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1896
APPLICANT:	KREFETZ, FRED
PARCEL NO.:	3789 851
PARCEL ADDRESS:	0239 BRANNAN ST, #18A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,300,000.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1912
APPLICANT:	KREFETZ, FRED
PARCEL NO.:	3784 118
PARCEL ADDRESS:	1610 GILBERT ST, 10
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$537,083.00
APPLICANT'S OPINION:	$393,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1960
APPLICANT:	ROSELEE, LLC
PARCEL NO.:	3702 054
PARCEL ADDRESS:	1155 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,011,716.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2113
APPLICANT:	DIVER, KRISTINA
PARCEL NO.:	3794 206
PARCEL ADDRESS:	0170 KING ST, 806
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$765,000.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2969
APPLICANT:	SC HOTEL PARTNERS, LLC
PARCEL NO.:	0305 009
PARCEL ADDRESS:	0550 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,913,021.00
APPLICANT'S OPINION:	$20,184,579.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2976
APPLICANT:	SC HOTEL PARTNERS, LLC
PARCEL NO.:	0305 008
PARCEL ADDRESS:	0542 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,340,259.00
APPLICANT'S OPINION:	$1,755,381.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3216
APPLICANT:	BENTLY NOB HILL
PARCEL NO.:	0214 016
PARCEL ADDRESS:	1360 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,032,750.00
APPLICANT'S OPINION:	$23,429,475.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3396
APPLICANT:	AG/SIC ONE BEACH OWNER, LLC
PARCEL NO.:	0018 001
PARCEL ADDRESS:	0001 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,050,000.00
APPLICANT'S OPINION:	$8,415,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3431
APPLICANT:	TS 222 SECOND ST LP
PARCEL NO.:	3735 063
PARCEL ADDRESS:	0222 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$46,818,000.00
APPLICANT'S OPINION:	$14,045,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, October 26, 2010, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Greg Blaine

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1233	Munroe Spivock	A.V.Lowered (Board)
2009-1826	Nancy Hult Ganis	Stipulation Approved
2009-2208	Forbes Revocable Trust	A.V.Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1552	SST Investments	Denied-No Show
2009-2670	Marguarita Murphy	Denied-No Show
2009-2671	Marguarita Murphy	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1676	Timothy Culler	Postponed
2009-2429	98 Battery Associates, LLC	Withdrawn

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2009-2597	88 First Street Associates	Postponed
2009-2599	Sixty-Two First Street, LLC	Postponed
2009-2600	78 First Street, LLC	Postponed
2009-3468	Hal SF Properties LP	Invalid-Rejected
2009-3473	Hal SF Properties LP	Invalid-Rejected
2009-3497	Hal SF Properties LP	Invalid-Rejected

RECESS

The Board, at the hour of 11:55 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Jeff Morris, Diane Robinson and Greg Blaine

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1060	BRCP 1390 Market, LLC	Verbal Stipulation Approved
2009-2113	Kristina Diver	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1896	Fred Krefetz	Postponed
2009-1912	Fred Krefetz	Postponed
2009-1960	Roselee, LLC	Postponed
2009-2969	SC Hotel Partners, LLC	Withdrawn
2009-2976	SC Hotel Partners, LLC	Withdrawn
2009-3216	Bently Nob Hill	Postponed
2009-3396	AG/SIC One Beach Owner, LLC	Postponed
2009-3431	TS 222 Second ST LP	Postponed

There being no further business, the Board, at the hour of 2:45 p.m., recessed to reconvene Wednesday, October 27, 2010, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by Board on Wednesday, October 27, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, October 27, 2010 To Wednesday, October 27, 2010
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0928
APPLICANT:	BIRCH, MICHAEL
PARCEL NO.:	0962 008D
PARCEL ADDRESS:	0037 RAYCLIFF TER,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$29,000,000.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0929
APPLICANT:	BIRCH, MICHAEL
PARCEL NO.:	0962 008D
PARCEL ADDRESS:	0037 RAYCLIFF TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,000,000.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1548
APPLICANT:	HERSCOWITZ, MORIS
PARCEL NO.:	1654 043
PARCEL ADDRESS:	0700 12TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,731,886.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1549
APPLICANT:	HERSCOWITZ, MORIS
PARCEL NO.:	1011 011
PARCEL ADDRESS:	3650 3664 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,502,500.00
APPLICANT'S OPINION:	$4,460,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1550
APPLICANT:	TROPHY PROPERTIES VI LLC
PARCEL NO.:	0927 027
PARCEL ADDRESS:	2285 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,099,397.00
APPLICANT'S OPINION:	$3,705,599.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1557
APPLICANT:	MEDINA, GERARDO
PARCEL NO.:	5518 016
PARCEL ADDRESS:	3161 3163 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,009,738.00
APPLICANT'S OPINION:	$735,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1983
APPLICANT:	FANG DA CAMINO DEL MAR LLC
PARCEL NO.:	1307 001P
PARCEL ADDRESS:	0700 EL CAMINO DEL MAR ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,500,877.00
APPLICANT'S OPINION:	$4,126,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2007
APPLICANT:	HRIBAR, GREGORY
PARCEL NO.:	1000 034
PARCEL ADDRESS:	3015 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,947,231.00
APPLICANT'S OPINION:	$1,179,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2145
APPLICANT:	MALONEY, ALAN
PARCEL NO.:	1364 001
PARCEL ADDRESS:	0301 0311 LAKE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,373,963.00
APPLICANT'S OPINION:	$1,222,783.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2148
APPLICANT:	GREEN, FRANK
PARCEL NO.:	3647 026
PARCEL ADDRESS:	0223 0227 FAIR OAKS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,548,980.00
APPLICANT'S OPINION:	$1,401,938.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2179
APPLICANT:	LEUNG, JIN PING
PARCEL NO.:	3148 004
PARCEL ADDRESS:	4592 4594 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$988,380.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, October 27, 2010, at 9:32 a.m.

Present: Meg Ruxton, Fred Perez and John McGary

Quorum present

Chairperson: Margaret Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1549	Moris Herscowitz	Verbal Stipulation Approved
2009-1557	Gerardo Medina	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0928	Michael Birch	Postponed
2009-0929	Michael Birch	Withdrawn
2009-1548	Moris Herscowitz	Withdrawn
2009-1550	Trophy Properties VI LLC	Withdrawn
2009-1983	Fang Da Camino Del Mar LLC	Postponed
2009-2007	Gregory Hribar	Postponed
2009-2145	Alan Maloney	Withdrawn
2009-2148	Frank Green	Postponed
2009-2179	Jin Ping Leung	Postponed

There being no further business, the Board, at the hour of 10:25 a.m., recessed to reconvene Thursday, October 28, 2010 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, October 28, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, October 27, 2010 To Wednesday, October 27, 2010
1:30 PM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1337
APPLICANT:	PROKOPTSEVA, YGVGENIYA
PARCEL NO.:	7526 002
PARCEL ADDRESS:	5696 DIAMOND HEIGHTS BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,163,613.00
APPLICANT'S OPINION:	$465,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1016
APPLICANT:	NITA, HENRY
PARCEL NO.:	3774 391
PARCEL ADDRESS:	0200 BRANNAN ST, #415
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$674,126.00
APPLICANT'S OPINION:	$578,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2157
APPLICANT:	PANELL, RICHARD
PARCEL NO.:	3956 031
PARCEL ADDRESS:	0370 DE HARO ST, UNIT B13
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$675,000.00
APPLICANT'S OPINION:	$590,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2496
APPLICANT:	ABELS, TRACY
PARCEL NO.:	4060 039
PARCEL ADDRESS:	0701 MINNESOTA ST, 204
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$772,558.00
APPLICANT'S OPINION:	$730,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2567
APPLICANT:	ALVARENGA, ETHELVINA
PARCEL NO.:	5361 022
PARCEL ADDRESS:	1557 THOMAS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$655,451.00
APPLICANT'S OPINION:	$338,481.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2699
APPLICANT:	MAISE, DEENA
PARCEL NO.:	5361 033
PARCEL ADDRESS:	1563 THOMAS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$450,000.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4135
APPLICANT:	TAKAHASHI, TSYOSHI
PARCEL NO.:	6358 011
PARCEL ADDRESS:	1243 SUNNYDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$520,200.00
APPLICANT'S OPINION:	$310,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5171
APPLICANT:	KONG, SIULING
PARCEL NO.:	5357 008
PARCEL ADDRESS:	0018 LATONA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$490,000.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5172
APPLICANT:	LE, LAN
PARCEL NO.:	5341 005
PARCEL ADDRESS:	1538 1540 SHAFTER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$836,400.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5173
APPLICANT:	LE, LAN
PARCEL NO.:	5291 032
PARCEL ADDRESS:	1630 LA SALLE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$873,935.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, October 27, 2010, at 1:40 p.m.

Present: Diane Robinson, Scott Spertzel, and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1337	Ygvgeniya Prokoptseva	Stipulation Approved
2009-1016	Henry Nita	Stipulation Approved
2009-2157	Richard Panell	Stipulation Approved
2009-2496	Tracy Abels	Stipulation Approved
2009-2567	Ethelvina Alvarenga	Stipulation Approved
2009-2699	Deena Maise	Stipulation Approved
2009-4135	Tsyoshi Takahashi	Stipulation Approved
2009-5171	Siuling Kong	Stipulation Approved
2009-5172	Lan Le	Stipulation Approved
2009-5173	Lan Le	Stipulation Approved

There being no further business, the Board, at the hour of 2:42 p.m., recessed to reconvene Thursday, October 28, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, October 28, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, October 28, 2010 To Thursday, October 28, 2010
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0987
APPLICANT:	EYMANN, RANDAL
PARCEL NO.:	1213 040
PARCEL ADDRESS:	0550 STANYAN ST, #2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$936,360.00
APPLICANT'S OPINION:	$755,700.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0990
APPLICANT:	WALKER, MARLA
PARCEL NO.:	1612 020
PARCEL ADDRESS:	0726 0728 33RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,430,038.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2256
APPLICANT:	NINOMIYA, ERIK
PARCEL NO.:	3118 024
PARCEL ADDRESS:	0400 DETROIT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$671,102.00
APPLICANT'S OPINION:	$590,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2447
APPLICANT:	PERKINSON, DAVID
PARCEL NO.:	1209 065
PARCEL ADDRESS:	1730 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$933,862.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3447
APPLICANT:	EVERETT, ZACHARY
PARCEL NO.:	1185 046
PARCEL ADDRESS:	1638 GROVE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$990,352.00
APPLICANT'S OPINION:	$805,512.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3629
APPLICANT:	FINCK, THOMAS
PARCEL NO.:	1215 086
PARCEL ADDRESS:	3500 BRODERICK ST, UNIT 413
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$786,872.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3634
APPLICANT:	WROBEL, SHAWN
PARCEL NO.:	3520 077
PARCEL ADDRESS:	0045 JUNIPER ST, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$829,000.00
APPLICANT'S OPINION:	$704,650.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3678
APPLICANT:	PHAM, PHUONG
PARCEL NO.:	2613 051
PARCEL ADDRESS:	2319 15TH ST, # B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,486,730.00
APPLICANT'S OPINION:	$1,140,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3715
APPLICANT:	MEYEROWITZ, ROBIN
PARCEL NO.:	1188 030
PARCEL ADDRESS:	0025 ASHBURY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$831,300.00
APPLICANT'S OPINION:	$692,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3751
APPLICANT:	WONG, EDMUND
PARCEL NO.:	2936A034
PARCEL ADDRESS:	0087 ROCKWOOD CT,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,000,000.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3816
APPLICANT:	LANGE, JONATHAN
PARCEL NO.:	3514 216
PARCEL ADDRESS:	0140 SOUTH VAN NESS AVE, 1024
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$539,332.00
APPLICANT'S OPINION:	$515,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4237
APPLICANT:	GROENINGER, MICHAEL
PARCEL NO.:	1550 055
PARCEL ADDRESS:	0533 7TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,230,000.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, October 28, 2010, at 9:33 a.m.

Present: Diane Robinson, Scott Spertzel, and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0987	Randal Eymann	Stipulation Approved
2009-0990	Marla Walker	Stipulation Approved
2009-2256	Erik Ninomiya	Stipulation Approved
2009-2447	David Perkinson	Stipulation Approved
2009-3447	Zachary Everett	Stipulation Approved
2009-3629	Thomas Finck	Stipulation Approved
2009-3634	Shawn Wrobel	Stipulation Approved; 2-1 vote with Member Robinson dissenting
2009-3678	Phuong Pam	Stipulation Approved
2009-3715	Robin Meyerowitz	Stipulation Approved
2009-3751	Edmund Wong	Stipulation Approved
2009-3816	Jonathan Lange	Stipulation Approved
2009-4237	Michael Groeninger	Stipulation Approved

There being no further business, the Board, at the hour of 10:27 a.m., recessed to reconvene Monday, November 1, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board November 2, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, October 28, 2010 To Thursday, October 28, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0142
APPLICANT:	KNTV TELEVISION, INC.
PARCEL NO.:	2008205444
PARCEL ADDRESS:	00000848 0000BATTERY ST,
TOPIC:	
CURRENT ASSESSMENT:	$5,808,134.00
APPLICANT'S OPINION:	$2,904,068.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1864
APPLICANT:	UNIVISION TELEVISION GROUP, INC.
PARCEL NO.:	2008201005
PARCEL ADDRESS:	00000050 0000FREMONT ST, 4100
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$7,897,831.00
APPLICANT'S OPINION:	$3,948,500.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1883
APPLICANT:	PACIFIC BELL DIRECTORY / AT&T SERVICES
PARCEL NO.:	2008400226
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,286,568.00
APPLICANT'S OPINION:	$3,143,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1885
APPLICANT:	SBC INTERNET SERVICES / AT&T SERVICES
PARCEL NO.:	2008209061
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,921,342.00
APPLICANT'S OPINION:	$2,959,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1886
APPLICANT:	AT&T SERVICES
PARCEL NO.:	2008206296
PARCEL ADDRESS:	00000795 0000FOLSOM ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,727,254.00
APPLICANT'S OPINION:	$2,863,500.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1887
APPLICANT:	AT&T SERVICES
PARCEL NO.:	2008204018
PARCEL ADDRESS:	00000140 0000NEW MONTGOMERY ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,769,974.00
APPLICANT'S OPINION:	$885,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1807
APPLICANT:	CHEN, SIMON
PARCEL NO.:	0987 019
PARCEL ADDRESS:	3559 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,211,258.00
APPLICANT'S OPINION:	$3,900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2378
APPLICANT:	YOUSEF REALTY INVESTMENTS LLC
PARCEL NO.:	7324 001
PARCEL ADDRESS:	0061 0085 CAMBON DR,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,387,693.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2379
APPLICANT:	YOUSEF REALTY INVESTMENTS LLC
PARCEL NO.:	7324 001
PARCEL ADDRESS:	0061 0085 CAMBON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,996,671.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2398
APPLICANT:	VAN DYKE, DAVID
PARCEL NO.:	5230 002
PARCEL ADDRESS:	0016 TOLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,560,600.00
APPLICANT'S OPINION:	$980,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3502
APPLICANT:	UNIVISION TELEVISION GROUP, INC.
PARCEL NO.:	2009201101
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,556,354.00
APPLICANT'S OPINION:	$3,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4646
APPLICANT:	CHAN, NORMAN
PARCEL NO.:	2973 031
PARCEL ADDRESS:	0080 LANSDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,850,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4647
APPLICANT:	CHAN, NORMAN
PARCEL NO.:	1530 001
PARCEL ADDRESS:	5001 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,164,862.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, October 29, 2010 To Friday, October 29, 2010
9:30 AM (ALL DAY)

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29/10

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2001
APPLICANT:	JACKSON, ROSE
PARCEL NO.:	5708 024
PARCEL ADDRESS:	0126 ELLERT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$357,281.00
APPLICANT'S OPINION:	$14,569.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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San Francisco, CA 94102-4697

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2061
APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 0345 POWELL ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$307,800,000.00
APPLICANT'S OPINION:	$240,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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City Hall, Room 405
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CURRENT ASSESSMENT:	$307,800,000.00
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2062
APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$102,600,000.00
APPLICANT'S OPINION:	$55,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, November 1, 2010, at 9:38 a.m.

Present: Lawrence Lee, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2006 supplemental assessment roll being present and heard, the Board continued hearing evidence and testimony from taxpayer representative and taxpayer's witness, James Gavin, as well from the Assessor's representatives. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2061	SHR St. Francis LLC	Submitted; continued to 11/2/10 at 1:00 p.m. for closed deliberation
2008-2062	SHR St. Francis LLC	Same as above

There being no further business, the Board, at the hour of 12:08 p.m., recessed to reconvene Wednesday, November 4, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board December 1, 2010

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ASSESSMENT APPEALS BOARD
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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 408, City Hall
Monday, November 01, 2010 To Monday, November 01, 2010
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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0844
APPLICANT:	SAN FRANCISCO SERIS OF LOCKTON COMPANIES
PARCEL NO.:	2009900574
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,768,873.00
APPLICANT'S OPINION:	$430,667.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0845
APPLICANT:	SAN FRANCISCO SERIS OF LOCKTON COMPANIES
PARCEL NO.:	2009900573
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,749,410.00
APPLICANT'S OPINION:	$456,396.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0846
APPLICANT:	SAN FRANCISCO SERIS OF LOCKTON COMPANIES
PARCEL NO.:	2009900576
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,090,933.00
APPLICANT'S OPINION:	$165,646.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0847
APPLICANT:	SAN FRANCISCO SERIS OF LOCKTON COMPANIES
PARCEL NO.:	2009900575
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,153,664.00
APPLICANT'S OPINION:	$455,400.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2399
APPLICANT:	1888 GENEVA LLC
PARCEL NO.:	6423 236
PARCEL ADDRESS:	1828- 1838 1848-1858 GENEVA AVE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,706,602.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2400
APPLICANT:	375 RHODE ISLAND, LLC
PARCEL NO.:	3956 005
PARCEL ADDRESS:	0375 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,685,907.00
APPLICANT'S OPINION:	$2,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2403
APPLICANT:	COVARRUBIAS, MICHAEL
PARCEL NO.:	0963 021
PARCEL ADDRESS:	2900 PACIFIC AVE, 302
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,498,768.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2404
APPLICANT:	LUO, ZHI
PARCEL NO.:	5355 010
PARCEL ADDRESS:	0036V FLORA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$382,034.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2412
APPLICANT:	YEE, TERRY
PARCEL NO.:	1223 001
PARCEL ADDRESS:	1015 MASONIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,811,730.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2417
APPLICANT:	HAMMOND, CARMELA
PARCEL NO.:	4000 024
PARCEL ADDRESS:	0209 MISSISSIPPI ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,850,654.00
APPLICANT'S OPINION:	$3,625,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2421
APPLICANT:	2655 BUSH LLC
PARCEL NO.:	1052 024
PARCEL ADDRESS:	2655 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,975,354.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2668
APPLICANT:	HARTY, CIARAN
PARCEL NO.:	3616 070
PARCEL ADDRESS:	1043 VALENCIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,045,266.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2791
APPLICANT:	LIVERANT, ALEX
PARCEL NO.:	2607 284
PARCEL ADDRESS:	0455 BUENA VISTA EAST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,512,221.00
APPLICANT'S OPINION:	$1,050,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2792
APPLICANT:	LIVERANT, ALEX
PARCEL NO.:	2607 285
PARCEL ADDRESS:	0455V BUENA VISTA EAST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,351,500.00
APPLICANT'S OPINION:	$1,050,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1648
APPLICANT:	HUE, BENSON
PARCEL NO.:	2026 021
PARCEL ADDRESS:	1600 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,632,000.00
APPLICANT'S OPINION:	$915,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1657
APPLICANT:	YEUNG, SONIA
PARCEL NO.:	1049 059
PARCEL ADDRESS:	1801 1803 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,409,282.00
APPLICANT'S OPINION:	$960,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2380
APPLICANT:	FARRAH, GIBRAH REVOCABLE TRUST
PARCEL NO.:	3513 196
PARCEL ADDRESS:	1350 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$433,586.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2381
APPLICANT:	FARRAH, GIBRAH REVOCABLE TRUST
PARCEL NO.:	3513 197
PARCEL ADDRESS:	1350A STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$433,586.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2382
APPLICANT:	FARRAH, GIBRAH REVOCABLE TRUST
PARCEL NO.:	3513 198
PARCEL ADDRESS:	1352 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$433,586.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2383
APPLICANT:	FARRAH, GIBRAH REVOCABLE TRUST
PARCEL NO.:	3513 199
PARCEL ADDRESS:	1352A STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$433,586.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2384
APPLICANT:	FARRAH, GIBRAH REVOCABLE TRUST
PARCEL NO.:	3513 200
PARCEL ADDRESS:	1354 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$433,586.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2385
APPLICANT:	FARRAH, GIBRAH REVOCABLE TRUST
PARCEL NO.:	3513 201
PARCEL ADDRESS:	1354A STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$433,586.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2405
APPLICANT:	KAILATH, THOMAS
PARCEL NO.:	6956 036
PARCEL ADDRESS:	4782 4798 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,105,127.00
APPLICANT'S OPINION:	$1,642,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2415
APPLICANT:	PAUSTENBACH TRUST
PARCEL NO.:	1169 005
PARCEL ADDRESS:	2344 2348 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,329,600.00
APPLICANT'S OPINION:	$1,831,104.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2458
APPLICANT:	LEE JOHN TRUST
PARCEL NO.:	3548 059
PARCEL ADDRESS:	0233 0237 14TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,591,812.00
APPLICANT'S OPINION:	$875,496.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2524
APPLICANT:	WAI SUN & JOAN LAI REVOC TRUST
PARCEL NO.:	1537 050
PARCEL ADDRESS:	4375 GEARY BLVD, 102
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,216,590.00
APPLICANT'S OPINION:	$1,219,125.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2817
APPLICANT:	TSANG, EDDIE
PARCEL NO.:	5467 024
PARCEL ADDRESS:	3043 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$364,098.00
APPLICANT'S OPINION:	$197,800.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2818
APPLICANT:	TSANG, EDDIE
PARCEL NO.:	5467 025
PARCEL ADDRESS:	3045 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$345,960.00
APPLICANT'S OPINION:	$182,320.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2829
APPLICANT:	TSANG, EDDIE
PARCEL NO.:	5467 027
PARCEL ADDRESS:	3045 SAN BRUNO AVE, NO. 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$427,000.00
APPLICANT'S OPINION:	$306,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, November 1, 2010, at 9:30 a.m.

Present: Louisa Mendoza, Margaret Ruxton and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2417	Carmela Hammond	Stipulation Approved
2009-2791	Alex Liverant	A.V. Lowered (Assessor)
2009-2792	Alex Liverant	A.V. Lowered (Assessor)

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-404	Zhi Luo	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0844	San Francisco Seris of Lockton	Withdrawn
2009-0845	San Francisco Seris of Lockton	Withdrawn
2009-0846	San Francisco Seris of Lockton	Withdrawn
2009-0847	San Francisco Seris of Lockton	Withdrawn
2009-2399	1888 Geneva LLC	Postponed
2009-2400	375 Rhode Island, LLC	Postponed
2009-2403	Michael Covarrubias	Postponed
2009-2412	Terry Yee	Postponed
2009-2421	2655 Bush LLC	Postponed
2009-2668	Ciaran Harty	Postponed

There being no further business, the Board, at the hour of 10:35 a.m., recessed to reconvene Thursday, November 4, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, November 4, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, November 02, 2010 To Tuesday, November 02, 2010
9:30 AM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0938
APPLICANT:	FORWARD ONE, LLC
PARCEL NO.:	3708 028
PARCEL ADDRESS:	0071 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$78,030,000.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0939
APPLICANT:	FORWARD ONE, LLC
PARCEL NO.:	3708 029
PARCEL ADDRESS:	0071 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,212,000.00
APPLICANT'S OPINION:	$23,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2985
APPLICANT:	CHINA BASIN/SAN FRANCISCO, LLC
PARCEL NO.:	3803 005
PARCEL ADDRESS:	0185 BERRY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$261,716,430.00
APPLICANT'S OPINION:	$150,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3219
APPLICANT:	FEDERAL RESERVE BANK OF SF
PARCEL NO.:	3712 025
PARCEL ADDRESS:	0101 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$178,832,716.00
APPLICANT'S OPINION:	$150,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, November 03, 2010 To Wednesday, November 03, 2010
9:30 AM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2419
APPLICANT:	1650 BROADWAY, LLC
PARCEL NO.:	0570 011
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,236,684.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2420
APPLICANT:	1650 BROADWAY, LLC
PARCEL NO.:	0570 010
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,069,355.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2453
APPLICANT:	TRANSAMERICA REALTY SERVICES, INC.
PARCEL NO.:	3768 016
PARCEL ADDRESS:	0002 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,157,878.00
APPLICANT'S OPINION:	$9,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2727
APPLICANT:	GALLERIA PARK ASSOCIATES, LLC
PARCEL NO.:	0292 009
PARCEL ADDRESS:	0179 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,196,593.00
APPLICANT'S OPINION:	$4,725,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2751
APPLICANT:	MONTGOMERY REALTY GROUP, INC.
PARCEL NO.:	0174 008
PARCEL ADDRESS:	0710 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,765,309.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2752
APPLICANT:	MONTGOMERY REALTY GROUP, INC.
PARCEL NO.:	0236 008
PARCEL ADDRESS:	0236 FRONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,532,512.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2834
APPLICANT:	SCHLESINGER, MILTON
PARCEL NO.:	0463A001
PARCEL ADDRESS:	0225 MALLORCA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,165,245.00
APPLICANT'S OPINION:	$1,740,884.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2843
APPLICANT:	260 FIFTH ST LLC
PARCEL NO.:	3732 008
PARCEL ADDRESS:	0252 0260 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,554,520.00
APPLICANT'S OPINION:	$3,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2845
APPLICANT:	260 FIFTH ST LLC
PARCEL NO.:	3732 150
PARCEL ADDRESS:	0240 V 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,548,980.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2847
APPLICANT:	TSANG, JUDY
PARCEL NO.:	0635 007
PARCEL ADDRESS:	2426 2430 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,892,309.00
APPLICANT'S OPINION:	$2,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3221
APPLICANT:	CGIT ENTERPRISES, LLC
PARCEL NO.:	0240 002
PARCEL ADDRESS:	0417 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,553,439.00
APPLICANT'S OPINION:	$16,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3222
APPLICANT:	CGIT ENTERPRISES, LLC
PARCEL NO.:	0240 001
PARCEL ADDRESS:	0451 0465 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,658,559.00
APPLICANT'S OPINION:	$4,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, November 3, 2010, at 9:35 a.m.

Present: Jeff Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2419	1650 Broadway, LLC	Verbal Stipulation Approved
2009-2420	1650 Broadway, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2751	Montgomery Realty Group, Inc.	Denied-No Show
2009-2752	Montgomery Realty Group, Inc.	Denied-No Show
2009-2834	Milton Schlesinger	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2453	Transamerica Realty Services	Postponed
2009-2727	Galleria Park Associates, LLC	Withdrawn
2009-2843	260 Fifth St LLC	Withdrawn
2009-2845	260 Fifth St LLC	Withdrawn
2009-2847	Judy Tsang	Postponed
2009-3221	CDIT Enterprises, LLC	Withdrawn
2009-3222	CDIT Enterprises, LLC	Withdrawn

There being no further business, the Board, at the hour of 10:10 a.m., recessed to reconvene Thursday, November 4, 2010 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, November 22, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, November 04, 2010 To Thursday, November 04, 2010
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2833
APPLICANT:	R.I. & 17TH LLC
PARCEL NO.:	3978 002
PARCEL ADDRESS:	0450 RHODE ISLAND ST, RETAIL 1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,490,055.00
APPLICANT'S OPINION:	$725,815.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2835
APPLICANT:	R.I. & 17TH LLC
PARCEL NO.:	3978 003
PARCEL ADDRESS:	0450 RHODE ISLAND ST, RETAIL 2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$724,332.00
APPLICANT'S OPINION:	$352,825.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2836
APPLICANT:	R.I. & 17TH LLC
PARCEL NO.:	3978 004
PARCEL ADDRESS:	0450 RHODE ISLAND ST, MARKET
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,679,092.00
APPLICANT'S OPINION:	$12,021,360.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2851
APPLICANT:	LEUNG, ALICE
PARCEL NO.:	1377 015
PARCEL ADDRESS:	0163 17TH AVE,
TOPIC:	
CURRENT ASSESSMENT:	$1,591,810.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2854
APPLICANT:	MCCAULEY, GARY
PARCEL NO.:	2831 001
PARCEL ADDRESS:	1200 1204 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,595,356.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2855
APPLICANT:	LEE, PETER
PARCEL NO.:	2407 001
PARCEL ADDRESS:	2409 18TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,995,776.00
APPLICANT'S OPINION:	$1,920,297.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2949
APPLICANT:	US BANK
PARCEL NO.:	3582 066
PARCEL ADDRESS:	0441 0443 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,398,666.00
APPLICANT'S OPINION:	$699,334.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2963
APPLICANT:	HENDERSON, MARK
PARCEL NO.:	1240 036
PARCEL ADDRESS:	0909 HAIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,810,295.00
APPLICANT'S OPINION:	$1,740,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2980
APPLICANT:	LU, HONG-WU DAVI
PARCEL NO.:	2651 016
PARCEL ADDRESS:	0190 0194 DOUGLASS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,855,738.00
APPLICANT'S OPINION:	$1,020,655.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2983
APPLICANT:	WONG, YU SHUN
PARCEL NO.:	5590A009
PARCEL ADDRESS:	0925 TOLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,088,444.00
APPLICANT'S OPINION:	$1,148,644.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2986
APPLICANT:	JAMESTOWN REALTY CO., LLC
PARCEL NO.:	4991 276
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,409,091.00
APPLICANT'S OPINION:	$1,082,498.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2989
APPLICANT:	LAUREL SPE
PARCEL NO.:	1022 026
PARCEL ADDRESS:	0488 PRESIDIO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,016,620.00
APPLICANT'S OPINION:	$7,777,732.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3021
APPLICANT:	HINGORANI, SANDEEP
PARCEL NO.:	0133 017
PARCEL ADDRESS:	0446 0448 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,096,402.00
APPLICANT'S OPINION:	$1,362,662.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3035
APPLICANT:	GUSTAFSON, CARL
PARCEL NO.:	3504 044
PARCEL ADDRESS:	1663 1667 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,494,590.00
APPLICANT'S OPINION:	$4,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3052
APPLICANT:	ZAVALA, RICH
PARCEL NO.:	3762 019
PARCEL ADDRESS:	0546 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,938,000.00
APPLICANT'S OPINION:	$1,260,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, November 4, 2010, at 9:30 a.m.

Present: Margaret Ruxton, Fred Perez and John McGary

Quorum present

Chairperson: Margaret Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2854	Gary McCauley	A.V.Lowered (Assessor)
2009-2855	Peter Lee	A.V.Lowered (Assessor)
2009-2963	Mark Henderson	A.V.Lowered (Assessor)

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-2980	Hong Wu Davi Lu	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2833	R.I. & 17th LLC	Withdrawn
2009-2835	R.I. & 17th LLC	Withdrawn
2009-2836	R.I. & 17th LLC	Withdrawn
2009-2851	Alice Leung	Withdrawn
2009-2949	US Bank	Withdrawn
2009-2983	Yu Shun Wong	Withdrawn
2009-2986	Jamestown Realty Co, LLC	Postponed
2009-2989	Laurel Spe	Postponed
2009-3021	Sandeep Hingorani	Postponed
2009-3035	Carl Gustafson	Postponed
2009-3052	Rich Zavala	Postponed

There being no further business, the Board, at the hour of 10:25 a.m., recessed to reconvene Wednesday, November 10, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, November 10, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, November 04, 2010 To Thursday, November 04, 2010
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1734
APPLICANT:	PINGARD, TODD
PARCEL NO.:	1176 044
PARCEL ADDRESS:	1963 MCALLISTER ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$801,212.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2188
APPLICANT:	LANE, SCOTT
PARCEL NO.:	0311 071
PARCEL ADDRESS:	0690 MARKET ST, #1404
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$2,831,010.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2199
APPLICANT:	SPINA, WILLIAM
PARCEL NO.:	0984 040
PARCEL ADDRESS:	3271 JACKSON ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$2,320,092.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3133
APPLICANT:	ADAIR, JOHN
PARCEL NO.:	0974 010B
PARCEL ADDRESS:	0050 PRESIDIO AVE,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$2,917,152.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3139
APPLICANT:	BELLVUE TRUST
PARCEL NO.:	0963 020
PARCEL ADDRESS:	2900 PACIFIC AVE, 301
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$2,800,000.00
APPLICANT'S OPINION:	$2,160,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3667
APPLICANT:	REDSAR, VIVIAN
PARCEL NO.:	0221 151
PARCEL ADDRESS:	1278 SACRAMENTO ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$882,300.00
APPLICANT'S OPINION:	$710,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3693
APPLICANT:	SMALL 1988 LIVING TRUST
PARCEL NO.:	0327 055
PARCEL ADDRESS:	0181 OFARRELL ST, #513
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$2,080,800.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3705
APPLICANT:	YANEHIRO, JAN
PARCEL NO.:	1048 009
PARCEL ADDRESS:	1705 BRODERICK ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$2,856,000.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4599
APPLICANT:	MOUNT REVOCABLE FAMILY TRUST
PARCEL NO.:	0946 040
PARCEL ADDRESS:	2684 UNION ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$2,193,000.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5596
APPLICANT:	SHELLEY III, TULLY
PARCEL NO.:	0166 079
PARCEL ADDRESS:	0733 FRONT ST, #707
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,819,139.00
APPLICANT'S OPINION:	$1,528,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5695
APPLICANT:	MELNICK, MICHAEL
PARCEL NO.:	0176 035
PARCEL ADDRESS:	0845 MONTGOMERY ST, E
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$770,000.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, November 4, 2010, at 1:35 p.m.

Present: Lawrence Lee, Richard Lee and Diane Robinson

Quorum present

Chairperson: Lawrence Lee, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1734	Todd Pingard	Stipulation Approved
2009-2188	Scott Lane	Stipulation Denied
2009-2199	William Spina	Stipulation Approved
2009-3133	John Adair	Stipulation Approved
2009-3139	Bellvue Trust	Stipulation Denied
2009-3667	Vivian Redsar	Stipulation Approved
2009-3693	Small 1988 Living Trust	Stipulation Denied
2009-3705	Jay Yanehiro	Stipulation Approved
2009-4599	Mount Revocable Family Trust	Stipulation Approved
2009-5596	Tully Shelley III	Stipulation Approved
2009-5695	Michael Melnick	Stipulation Approved

There being no further business, the Board, at the hour of 2:48 p.m., recessed to reconvene Friday, November 5, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, November 9, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, November 05, 2010
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2082
APPLICANT:	ABRAHAM, FRANK
PARCEL NO.:	0593 089
PARCEL ADDRESS:	1870 JACKSON ST, 604
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,700,000.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2083
APPLICANT:	ABRAHAM, FRANK
PARCEL NO.:	0593 073
PARCEL ADDRESS:	1870 JACKSON ST, 204
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,450,000.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2096
APPLICANT:	VANNATTA, BRUCE
PARCEL NO.:	0288 093
PARCEL ADDRESS:	0333 BUSH ST, 4003
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,750,992.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2103
APPLICANT:	MULCARE, RONALD
PARCEL NO.:	0052 119
PARCEL ADDRESS"	0520 CHESTNUT ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$780,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2138
APPLICANT:	SHAH, KAUSHAL
PARCEL NO.:	0051 109
PARCEL ADDRESS:	0650 CHESTNUT ST, 402
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$809,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2168
APPLICANT:	TRAITEL, DAVID
PARCEL NO.:	0222A014
PARCEL ADDRESS:	1170 SACRAMENTO ST, 5B
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,664,640.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2170
APPLICANT:	TRAITEL, DAVID
PARCEL NO.:	0222A058
PARCEL ADDRESS:	1170 SACRAMENTO ST, 16B
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$3,570,000.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2172
APPLICANT:	TRAITEL, DAVID
PARCEL NO.:	0222A059
PARCEL ADDRESS:	1170 SACRAMENTO ST, 16C
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$3,570,000.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2173
APPLICANT:	TRAITEL, DAVID
PARCEL NO.:	0222A060
PARCEL ADDRESS:	1170 SACRAMENTO ST, 16D
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$3,533,883.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2528
APPLICANT:	SCHEID, ROBERT
PARCEL NO.:	0052 111
PARCEL ADDRESS:	0445 FRANCISCO #F504 ,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$949,234.00
APPLICANT'S OPINION:	$875,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3022
APPLICANT:	GASTON, DAVID
PARCEL NO.:	0059 071
PARCEL ADDRESS:	0150 - 0156 LOMBARD ST, 901J
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$875,496.00
APPLICANT'S OPINION:	$775,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3731
APPLICANT:	MARZELLI LIVING TRUST
PARCEL NO.:	0568 036
PARCEL ADDRESS:	1818 BROADWAY , 206
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$800,996.00
APPLICANT'S OPINION:	$644,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4099
APPLICANT:	ORMAN, MICHAEL
PARCEL NO.:	0125 110
PARCEL ADDRESS:	1845 LEAVENWORTH ST, 203
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4161
APPLICANT:	LOH, CYNTHIA
PARCEL NO.:	0589 031
PARCEL ADDRESS:	2400 WEBSTER ST, 1
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$941,561.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4162
APPLICANT:	HUTCHINSON, BRENDAN
PARCEL NO.:	0151 092
PARCEL ADDRESS:	1157 VALLEJO ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,305,464.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4790
APPLICANT:	MARTIN, ROTH
PARCEL NO.:	0584 001
PARCEL ADDRESS:	2519 PIERCE ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$6,375,000.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, November 05, 2010, at 9:40 a.m.

Present: Richard Lee, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2082	Frank Abraham	Stipulation Approved
2009-2083	Frank Abraham	Stipulation Approved
2009-22096	Bruce Vannatta	Stipulation Approved
2009-2103	Ronald Mulcare	Stipulation Approved
2009-2138	Kaushal Shah	Stipulation Approved
2009-2168	David Traitel	Stipulation Approved
2009-2170	David Traitel	Stipulation Approved
2009-2172	David Traitel	Stipulation Approved
2009-2173	David Traitel	Stipulation Approved
2009-2528	Robert Scheid	Stipulation Approved
2009-3022	David Gaston	Stipulation Approved
2009-3731	Marzelli Living Trust	Stipulation Approved
2009-4099	Michael Orman	Stipulation Approved
2009-4161	Cynthia Loh	Stipulation Approved
2009-4162	Brendan Hutchinson	Stipulation Denied; 1-2 vote with Member Lee and Robinson dissenting
2009-4790	Roth Martin	Stipulation Approved

There being no further business, the Board, at the hour of 11:17 a.m., recessed to reconvene Tuesday, November 9, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, November 9, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, November 08, 2010 To Monday, November 08, 2010
9:30 AM (ALL DAY)

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2825
APPLICANT:	MOSTEN MANAGEMENT CO INC
PARCEL NO.:	0228 039
PARCEL ADDRESS:	0475 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$123,084,676.00
APPLICANT'S OPINION:	$75,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3170
APPLICANT:	SFHR, LLC c/o DINAPOLI CAPITAL PARTNERS
PARCEL NO.:	0234 017
PARCEL ADDRESS:	0005 THE EMBARCADERO ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$189,219,420.00
APPLICANT'S OPINION:	$90,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3171
APPLICANT:	SFHR, LLC c/o DINAPOLI CAPITAL PARTNERS
PARCEL NO.:	0168 005
PARCEL ADDRESS:	0005 THE EMBARCADERO ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$334,393.00
APPLICANT'S OPINION:	$162,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3172
APPLICANT:	SFHR, LLC c/o DINAPOLI CAPITAL PARTNERS
PARCEL NO.:	2009208856
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$10,973,973.00
APPLICANT'S OPINION:	$5,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3208
APPLICANT:	GAP, INC.
PARCEL NO.:	3705Z002
PARCEL ADDRESS:	0801 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$105,726,775.00
APPLICANT'S OPINION:	$52,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, November 09, 2010 To Tuesday, November 09, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2894
APPLICANT:	AZ SF HOTELS, LLC
PARCEL NO.:	3726 077
PARCEL ADDRESS:	0578 0580 NATOMA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,055,225.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2895
APPLICANT:	AZ SF HOTELS, LLC
PARCEL NO.:	3726 078
PARCEL ADDRESS:	0582 NATOMA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,055,225.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2896
APPLICANT:	AZ SF HOTELS, LLC
PARCEL NO.:	3726 079
PARCEL ADDRESS:	0588 NATOMA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,055,225.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2897
APPLICANT:	AZ SF HOTELS, LLC
PARCEL NO.:	3726 080
PARCEL ADDRESS:	0592 NATOMA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,055,225.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2898
APPLICANT:	AZ SF HOTELS, LLC
PARCEL NO.:	3726 103
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,664,640.00
APPLICANT'S OPINION:	$835,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2899
APPLICANT:	AZ SF HOTELS, LLC
PARCEL NO.:	3726 114
PARCEL ADDRESS:	0121 07TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,789,051.00
APPLICANT'S OPINION:	$3,910,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2900
APPLICANT:	AZ SF HOTELS, LLC
PARCEL NO.:	3726 117
PARCEL ADDRESS:	0121 07TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,985,906.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2901
APPLICANT:	AZ SF HOTELS, LLC
PARCEL NO.:	3727 002
PARCEL ADDRESS:	0140 07TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,299,411.00
APPLICANT'S OPINION:	$3,664,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2903
APPLICANT:	AZ SF HOTELS, LLC
PARCEL NO.:	3727 001
PARCEL ADDRESS:	0114 7TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,869,433.00
APPLICANT'S OPINION:	$6,962,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2904
APPLICANT:	RIVERS UNITED, INC.
PARCEL NO.:	0284 002
PARCEL ADDRESS:	0535 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,251,117.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2905
APPLICANT:	RIVERS UNITED, INC.
PARCEL NO.:	0284 003
PARCEL ADDRESS:	0529 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$813,143.00
APPLICANT'S OPINION:	$653,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2906
APPLICANT:	RIVERS UNITED, INC.
PARCEL NO.:	0284 004
PARCEL ADDRESS:	0500 0516 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,883,834.00
APPLICANT'S OPINION:	$9,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2936
APPLICANT:	LARKSPUR HOTELS LLC
PARCEL NO.:	0330 023
PARCEL ADDRESS:	0119 0139 ELLIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,519,120.00
APPLICANT'S OPINION:	$9,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2939
APPLICANT:	LARKSPUR HOTELS LLC
PARCEL NO.:	0284 006
PARCEL ADDRESS:	0524 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,126,200.00
APPLICANT'S OPINION:	$7,950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3194
APPLICANT:	DOUGLAS WILSON COMPANIES
PARCEL NO.:	0256 017
PARCEL ADDRESS:	0875 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,623,076.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3197
APPLICANT:	CFRI / URBAN 925 MARKET, LLC
PARCEL NO.:	3704 076
PARCEL ADDRESS:	0925 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,777,523.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3198
APPLICANT:	CFRI / URBAN 939 MARKET LLC
PARCEL NO.:	3704 073
PARCEL ADDRESS:	0935 0939 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,991,928.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3201
APPLICANT:	966 MARKET INVESTORS,LLC
PARCEL NO.:	0342 002
PARCEL ADDRESS:	0966 0970 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,059,120.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, November 09, 2010 To Tuesday, November 09, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0824
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 271
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,285,353.00
APPLICANT'S OPINION:	$2,750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2734
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 272
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,454,701.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3191
APPLICANT:	450 SANSOME LLC
PARCEL NO.:	0229 018
PARCEL ADDRESS:	0450 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,308,099.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3218
APPLICANT:	ONE RINCON HILL PHASE II LLC, C/O EMERALD FUND INC.
PARCEL NO.:	3765 022
PARCEL ADDRESS:	0401 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$39,069,433.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3248
APPLICANT:	625 MARKET ASSOCIATES LLC
PARCEL NO.:	3707 061
PARCEL ADDRESS:	0625 0631 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,644,644.00
APPLICANT'S OPINION:	$7,993,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3399
APPLICANT:	SWIG 631 FOLSOM LLC
PARCEL NO.:	3750 091
PARCEL ADDRESS:	0633 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,778,555.00
APPLICANT'S OPINION:	$11,633,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4118
APPLICANT:	GLL US OFFICE LP
PARCEL NO.:	3710 017
PARCEL ADDRESS:	0350 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,060,803.00
APPLICANT'S OPINION:	$9,010,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, November 9, 2010, at 9:35 a.m.

Present: Diane Robinson, Greg Blaine and Lawrence Lee

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2894	AZ SF Hotels, LLC	Verbal Stipulation Approved
2009-2895	AZ SF Hotels, LLC	Verbal Stipulation Approved
2009-2896	AZ SF Hotels, LLC	Verbal Stipulation Approved
2009-2897	AZ SF Hotels, LLC	Verbal Stipulation Approved
2009-2898	AZ SF Hotels, LLC	Verbal Stipulation Approved
2009-2899	AZ SF Hotels, LLC	Verbal Stipulation Approved
2009-2900	AZ SF Hotels, LLC	Verbal Stipulation Approved
2009-2901	AZ SF Hotels, LLC	Verbal Stipulation Approved
2009-2903	AZ SF Hotels, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2904	Rivers United, Inc.	Withdrawn
2009-2905	Rivers United, Inc.	Withdrawn
2009-2906	Rivers United, Inc.	Withdrawn
2009-2936	Larkspur Hotels LLC	Postponed
2009-2939	Larkspur Hotels LLC	Postponed
2009-3194	Douglas Wilson Companies	Withdrawn
2009-3197	CFRI/URBAN 925 Market, LLC	Withdrawn
2009-3198	CFRI/URBAN 939 Market, LLC	Postponed
2009-3201	966 Market Investors, LLC	Postponed

There being no further business, the Board, at the hour of 10:40 a.m., recessed to reconvene Monday, November 15, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, November 22, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, November 10, 2010 To Wednesday, November 10, 2010
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3024
APPLICANT:	BPG PACIFIC LLC
PARCEL NO.:	7081B001
PARCEL ADDRESS:	1101 JUNIPERO SERRA BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$921,914.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3034
APPLICANT:	YANG, INJA
PARCEL NO.:	4832 016
PARCEL ADDRESS:	1395 WALLACE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$656,439.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3036
APPLICANT:	SUNCOR HOLDINGS COP 2 LLC
PARCEL NO.:	3543 011
PARCEL ADDRESS:	2175 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,559,143.00
APPLICANT'S OPINION:	$1,407,528.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3053
APPLICANT:	OFFICEMAX RETAIL, LESSEE
PARCEL NO.:	1433 009
PARCEL ADDRESS:	3700 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,414,046.00
APPLICANT'S OPINION:	$7,707,023.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3069
APPLICANT:	CHAN, JENNY
PARCEL NO.:	1365 011
PARCEL ADDRESS:	0191 05TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,548,154.00
APPLICANT'S OPINION:	$1,160,965.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3084
APPLICANT:	GILMORE, PAUL
PARCEL NO.:	1024 006A
PARCEL ADDRESS:	2904 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,611,256.00
APPLICANT'S OPINION:	$886,101.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3110
APPLICANT:	T.T. GROUP INC
PARCEL NO.:	3703 065
PARCEL ADDRESS:	1059 1061 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,698,751.00
APPLICANT'S OPINION:	$4,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3117
APPLICANT:	MIU LING LEE LOU REVOCABLE TRUST
PARCEL NO.:	1442 048
PARCEL ADDRESS:	0933 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,043,809.00
APPLICANT'S OPINION:	$1,880,303.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3144
APPLICANT:	YU, ANNA
PARCEL NO.:	5811 024
PARCEL ADDRESS:	0885V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$477,543.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3145
APPLICANT:	YU, ANNA
PARCEL NO.:	5811 025
PARCEL ADDRESS:	0881V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$265,302.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3174
APPLICANT:	TENTH AND MARKET, LLC
PARCEL NO.:	3507 041
PARCEL ADDRESS:	1411 1411 MARKET STREET ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,530,200.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3176
APPLICANT:	SKS RHODE ISLAND LLC
PARCEL NO.:	3957 004
PARCEL ADDRESS:	1950 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,223,513.00
APPLICANT'S OPINION:	$9,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3177
APPLICANT:	SKS RHODE ISLAND LLC
PARCEL NO.:	3957 002
PARCEL ADDRESS:	0350 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,602,119.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4426
APPLICANT:	GOOGLE, INC.
PARCEL NO.:	2009208872
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$19,862,046.00
APPLICANT'S OPINION:	$2,272,725.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, November 10, 2010, at 9:30 a.m.

Present: Louisa Mendoza, Fred Perez and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-3110	T.T. Group Inc.	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3024	BPG Pacific LLC	Postponed
2009-3034	Inja Yang	Postponed
2009-3036	Suncor Holdings Cop 2 LLC	Withdrawn
2009-3053	Officemax Retail, Lessee	Postponed
2009-3069	Jenny Chan	Postponed
2009-3084	Paul Gilmore	Postponed
2009-3117	Miu Ling Lee Lou Revocable Tr	Withdrawn
2009-3144	Anna Yu	Postponed
2009-3145	Anna Yu	Postponed
2009-3174	Tenth And Market, LLC	Withdrawn
2009-3176	SKS Rhode Island LLC	Withdrawn
2009-3177	SKS Rhode Island LLC	Withdrawn
2009-4426	Google, Inc.	Withdrawn

There being no further business, the Board, at the hour of 10:40 a.m., recessed to reconvene Monday, November 15, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, November 15, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, November 10, 2010
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2001
APPLICANT:	JACKSON, ROSE
PARCEL NO.:	5708 024
PARCEL	0126 ELLERT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$357,281.00
APPLICANT'S	$14,569.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, November 12, 2010
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2053
APPLICANT:	IP, ANGELA
PARCEL NO.:	2333A008
PARCEL ADDRESS:	2237 16TH AVE,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,030,926.00
APPLICANT'S OPINION:	$910,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2056
APPLICANT:	PURNELL, JULIE
PARCEL NO.:	1557 044
PARCEL ADDRESS:	0525 14TH AVE,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2150
APPLICANT:	GHALAM, JOE
PARCEL NO.:	1663 014
PARCEL ADDRESS:	0767 - 0769 20TH AVE,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,543,416.00
APPLICANT'S OPINION:	$1,455,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2397
APPLICANT:	GREEN, MARK
PARCEL NO.:	2625 006
PARCEL ADDRESS:	0060 DOUGLASS ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,600,000.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2431
APPLICANT:	SEID, DENNIS
PARCEL NO.:	1671 007K
PARCEL ADDRESS:	0887 28TH AVE,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,000,000.00
APPLICANT'S OPINION:	$872,100.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2614
APPLICANT:	PEI, YING
PARCEL NO.:	1606 008
PARCEL ADDRESS:	0739 38TH AVE,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$860,073.00
APPLICANT'S OPINION:	$620,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2638
APPLICANT:	FARROW, SANDRA
PARCEL NO.:	2627 041
PARCEL ADDRESS:	0159 LOWER TER,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,101,600.00
APPLICANT'S OPINION:	$798,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2721
APPLICANT:	YACOBIAN LIVING REVOCABLE TRUST
PARCEL NO.:	2379 031
PARCEL ADDRESS:	2450 47TH AVE,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$722,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2722
APPLICANT:	PHAM, TIEN
PARCEL NO.:	2614 123
PARCEL ADDRESS:	3756 16TH ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$895,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3482
APPLICANT:	DINEV, MICHAEL
PARCEL NO.:	2623 107
PARCEL ADDRESS:	0085 STATES ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,000,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3673
APPLICANT:	CURREY, JONATHAN
PARCEL NO.:	1785 019A
PARCEL ADDRESS:	1374 31ST AVE,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$820,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3786
APPLICANT:	DONOHUGH, ASA
PARCEL NO.:	1772 005H
PARCEL ADDRESS:	1391 17TH AVE,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$982,844.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4145
APPLICANT:	CHEW, DANIEL
PARCEL NO.:	2613 037
PARCEL ADDRESS:	0232 CASTRO ST, 3
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,750,992.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4216
APPLICANT:	WELDON, CHRISTOPHER
PARCEL NO.:	1669 035
PARCEL ADDRESS:	0834 27TH AVE,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,220,000.00
APPLICANT'S OPINION:	$1,150,443.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4363
APPLICANT:	LEE, LINDA JUANA
PARCEL NO.:	1774 011
PARCEL ADDRESS:	1341 19TH AVE,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,119,960.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4879
APPLICANT:	STEPHEN, CRAIG
PARCEL NO.:	2413 027
PARCEL ADDRESS:	0050 FOREST SIDE AVE,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,432,630.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, November 12, 2010, at 9:39 a.m.

Present: Diane Robinson, Scott Spertzel and Joseph Tham

Quorum present

Chairperson: Scott Spertzel, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2053	Angela IP	Stipulation Approved
2009-2056	Julie Purnell	Stipulation Approved
2009-2150	Joe Ghalam	Stipulation Approved
2009-2397	Mark Green	Stipulation Approved
2009-2431	Dennis Seid	Stipulation Approved
2009-2638	Sandra Farrow	Stipulation Approved
2009-2721	Yacobian Living Revoc Trust	Stipulation Approved
2009-2722	Tien Pham	Stipulation Approved; 2 - 1vote with Member Robinson dissenting
2009-3482	Michael Dinev	Stipulation Approved
2009-3673	Jonathan Currey	Stipulation Approved
2009-3786	Asa Donohugh	Stipulation Approved
2009-4145	Daniel Chew	Stipulation Approved
2009-4216	Christopher Weldon	Stipulation Approved
2009-4363	Linda Juana Lee	Stipulation Approved
2009-4879	Craig Stephen	Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting 2009 the assessment roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-2614	Ying Pei	Postponed

There being no further business, the Board, at the hour of 11:15 a.m., recessed to reconvene Monday, November 22, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board December 1, 2010

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, November 15, 2010 To Monday, November 15, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1629
APPLICANT:	SEDGEWICK, DETERT, MORAN & ARNOLD LLP
PARCEL NO.:	2008200487
PARCEL ADDRESS:	00000001 0000MARKET STEUART TOWER , 8TH FLR
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,844,183.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2119
APPLICANT:	YUEN FAMILY TRUST
PARCEL NO.:	1407 049
PARCEL ADDRESS:	0325 26TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,323,140.00
APPLICANT'S OPINION:	$2,504,040.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2192
APPLICANT:	YUEN FAMILY TRUST
PARCEL NO.:	1407 049
PARCEL ADDRESS:	0325 26TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,319,100.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0049
APPLICANT:	TOYOS, ASTOR
PARCEL NO.:	1286 018
PARCEL ADDRESS:	4752 4760 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,860,700.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0078
APPLICANT:	ZHAO, WYMAN
PARCEL NO.:	4829 024
PARCEL ADDRESS:	1465 VAN DYKE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$547,000.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0129
APPLICANT:	ANCHOR LLC
PARCEL NO.:	5414 021
PARCEL ADDRESS:	1790 YOSEMITE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,250,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0130
APPLICANT:	ANCHOR LLC
PARCEL NO.:	5414 021
PARCEL ADDRESS:	1790 YOSEMITE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,435,470.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1419
APPLICANT:	DOHERTY, PATRICK
PARCEL NO.:	4645 037
PARCEL ADDRESS:	0800 0810 INNES AVE, #3
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$420,604.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1420
APPLICANT:	DOHERTY, PATRICK
PARCEL NO.:	4645 036
PARCEL ADDRESS:	0800 0810 INNES AVE, #2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$485,854.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1421
APPLICANT:	DOHERTY, PATRICK
PARCEL NO.:	4645 035
PARCEL ADDRESS:	0800 0810 INNES AVE, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$414,197.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1470
APPLICANT:	FONG, WILLIAM
PARCEL NO.:	1505 007
PARCEL ADDRESS:	0545 39TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,762,194.00
APPLICANT'S OPINION:	$1,675,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1493
APPLICANT:	LEVINSON, MICHAEL
PARCEL NO.:	3011 045
PARCEL ADDRESS:	0160 MIRALOMA DR,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,808,000.00
APPLICANT'S OPINION:	$2,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1494
APPLICANT:	LEVINSON, MICHAEL
PARCEL NO.:	3011 045
PARCEL ADDRESS:	0160 MIRALOMA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,864,160.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1929
APPLICANT:	2001 MARKET LLC
PARCEL NO.:	3535 001
PARCEL ADDRESS:	2001 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,987,300.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1932
APPLICANT:	SKYLARK SF LLC
PARCEL NO.:	3535 002
PARCEL ADDRESS:	0626 0634 14TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,297,203.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
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1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0021
APPLICANT:	LUCANA, CLARA
PARCEL NO.:	7030 049
PARCEL ADDRESS:	0072 NIAGARA AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$828,057.00
APPLICANT'S OPINION:	$609,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0035
APPLICANT:	WONG, EDWIN
PARCEL NO.:	2395 007
PARCEL ADDRESS:	2441 30TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$570,000.00
APPLICANT'S OPINION:	$405,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0128
APPLICANT:	CHEN, EUGENE
PARCEL NO.:	2024 018
PARCEL ADDRESS:	1771 25TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$870,000.00
APPLICANT'S OPINION:	$730,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0174
APPLICANT:	GLIMIDAKIS, NIKOS
PARCEL NO.:	1051 038
PARCEL ADDRESS:	1750 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,810,531.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0332
APPLICANT:	BARBCO, LLC
PARCEL NO.:	2979A026
PARCEL ADDRESS:	0041 0047 W WEST PORTAL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,733,815.00
APPLICANT'S OPINION:	$3,015,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0495
APPLICANT:	BRADLEY, BARBARA
PARCEL NO.:	5688 031
PARCEL ADDRESS:	0045 PUTNAM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$770,000.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0548
APPLICANT:	APURA, JOHN ROBERT
PARCEL NO.:	6359 006
PARCEL ADDRESS:	0020 GARRISON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$353,329.00
APPLICANT'S OPINION:	$345,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0594
APPLICANT:	FERRONI, GABE
PARCEL NO.:	2805 009
PARCEL ADDRESS:	0720 ELIZABETH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,508,580.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0615
APPLICANT:	1083 MISSISSIPPI ST., LLC
PARCEL NO.:	4224 155
PARCEL ADDRESS:	1083 MISSISSIPPI ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$716,315.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0954
APPLICANT:	AZAD, BADI
PARCEL NO.:	7143 064
PARCEL ADDRESS:	5810 MISSION ST, 409
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$420,000.00
APPLICANT'S OPINION:	$370,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0955
APPLICANT:	AZAD, FRANK
PARCEL NO.:	7143 043
PARCEL ADDRESS:	5810 MISSION ST, #206
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$400,000.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1226
APPLICANT:	LESH, KEVIN
PARCEL NO.:	3535 019
PARCEL ADDRESS:	2027 MARKET ST, #3
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$685,000.00
APPLICANT'S OPINION:	$532,500.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2724
APPLICANT:	GANNON, MAUREEN
PARCEL NO.:	1235 033
PARCEL ADDRESS:	1144 HAIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,544,992.00
APPLICANT'S OPINION:	$1,274,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, November 15, 2010, at 9:30 a.m.

Present: Scott Spertzel, Louisa Mendoza and Donna Crowder

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0078	Wyman Zhao	A.V. Lowered (Board); 2 to 1 vote with Member Spertzel dissenting
2009-0129	Anchor LLC	Postponed at hearing; stipulation agreement submitted by tax rep was deemed invalid as it was not signed by City Attorney.
2009-0130	Anchor LLC	Postponed at hearing; reschedule with 2009-0129
2009-1419	Patrick Doherty	Verbal Stipulation Approved
2009-1420	Patrick Doherty	Verbal Stipulation Approved
2009-1421	Patrick Doherty	Verbal Stipulation Approved
2009-1493	Michael Levinson	A.V. Lowered (Board)
2009-1494	Michael Levinson	A.V. Lowered (Board)
2009-1929	2001 Market LLC	Verbal Stipulation Approved; 2 to 1 vote with Member Mendoza dissenting
2009-1932	Skylark SF LLC	Verbal Stipulation Approved; 2 to 1 vote with Member Mendoza dissenting

The following listed applicant for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1629	Sedgewick, Detert, Moran et al	Postponed
2008-2119	Yuen Family Trust	Postponed
2008-2192	Yuen Family Trust	Withdrawn
2009-0049	Astor Toyos	Withdrawn
2009-1470	William Fong	Postponed

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RECESS

The Board, at the hour of 12:15 p.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:33 p.m.

Present: Scott Spertzel, John McGary and Louisa Mendoza

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0128	Eugene Chen	Denied
2009-0954	Badi Azad	A.V. Lowered (Board)
2009-0955	Frank Azad	A.V. Lowered (Board)

RECESS

The Board, at the hour of 2:45 p.m recessed to replace Commissioner Mendoza.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 2:50 p.m.

Present: Scott Spertzel, John McGary and Joseph Tham

Quorum present

Chairperson: Scott Spertzel, Presiding

Appeal No.	Name	Disposition
2009-0332	Barbco, LLC	Verbal Stipulation Approved
2009-1226	Kevin D. Lesh	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0021	Clara Lucana	Denied-No Show
2009-2724	Maureen Gannon	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0035	Edwin Wong	Postponed
2009-0174	Nikos Glimidakis	Withdrawn
2009-0495	Barbara Bradley	Postponed
2009-0548	John Robert Apura	Postponed
2009-0594	Gabe Ferroni	Withdrawn
2009-0615	1083 Mississippi St, LLC	Postponed

There being no further business, the Board, at the hour of 4:05 p.m., recessed to reconvene Thursday, November 18, 2010 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, December 29, 2010

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Room 406, City Hall
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2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2128
APPLICANT:	LUKRICH, JOHN
PARCEL NO.:	0418A014
PARCEL ADDRESS:	0007 CASA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,347,667.00
APPLICANT'S OPINION:	$939,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
NOV 10 2010
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2862
APPLICANT:	EURO PROPERTIES, LLC
PARCEL NO.:	0023 002
PARCEL ADDRESS:	0505 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,435,719.00
APPLICANT'S OPINION:	$3,539,644.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2864
APPLICANT:	MAH, BING HONG
PARCEL NO.:	0183 007
PARCEL ADDRESS:	1200 1220 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,085,053.00
APPLICANT'S OPINION:	$1,146,778.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2874
APPLICANT:	ALHAMBRA ASSOCIATES
PARCEL NO.:	0242 013
PARCEL ADDRESS:	0770 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,469,765.00
APPLICANT'S OPINION:	$2,988,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2885
APPLICANT:	QUAYLE, MARKY
PARCEL NO.:	0577 001D
PARCEL ADDRESS:	1809 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,883,943.00
APPLICANT'S OPINION:	$1,036,303.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2886
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0715 010A
PARCEL ADDRESS:	1029 1035 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,587,636.00
APPLICANT'S OPINION:	$3,762,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2924
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0335 019
PARCEL ADDRESS:	0669 ELLIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,032,464.00
APPLICANT'S OPINION:	$516,204.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2925
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0272 008
PARCEL ADDRESS:	0698 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,953,520.00
APPLICANT'S OPINION:	$1,976,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2927
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0302 008A
PARCEL ADDRESS:	0816 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,948,263.00
APPLICANT'S OPINION:	$974,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2929
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0276 017
PARCEL ADDRESS:	0920 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,681,800.00
APPLICANT'S OPINION:	$2,340,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2931
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0282 003
PARCEL ADDRESS:	0735 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,664,739.00
APPLICANT'S OPINION:	$2,331,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2933
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	3777 001
PARCEL ADDRESS:	0500 0504 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,260,629.00
APPLICANT'S OPINION:	$1,130,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, November 17, 2010 To Wednesday, November 17, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1371
APPLICANT:	REALTY ASSOCIATES FUND VIII, LP
PARCEL NO.:	0267 015
PARCEL ADDRESS:	0235 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$58,070,208.00
APPLICANT'S OPINION:	$41,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2880
APPLICANT:	50 BEALE STREET PROPERTY LLC C/O BROADWAY PARTNERS
PARCEL NO.:	3710 015
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,005,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2882
APPLICANT:	50 BEALE STREET PROPERTY LLC C/O BROADWAY PARTNERS
PARCEL NO.:	3710 014
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,489,800.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2884
APPLICANT:	50 BEALE STREET PROPERTY LLC C/O BROADWAY PARTNERS
PARCEL NO.:	3710 002
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,489,800.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3238
APPLICANT:	LEGACY PARTNERS II SF SPEAR, LLC
PARCEL NO.:	3717 010
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$40,884,393.00
APPLICANT'S OPINION:	$20,390,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3239
APPLICANT:	LEGACY PARTNERS II SF SPEAR, LLC
PARCEL NO.:	3717 011
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$40,884,393.00
APPLICANT'S OPINION:	$20,390,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3240
APPLICANT:	LEGACY PARTNERS II SF SPEAR, LLC
PARCEL NO.:	3717 005
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,463,586.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3562
APPLICANT:	LINCOLN ASB BUSH, LLC
PARCEL NO.:	0269 028
PARCEL ADDRESS:	0445 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$63,422,483.00
APPLICANT'S OPINION:	$22,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3563
APPLICANT:	LINCOLN ASB BUSH, LLC
PARCEL NO.:	0258 033
PARCEL ADDRESS:	0500V PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,330,476.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, November 18, 2010 To Thursday, November 18, 2010
1:30 PM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0015
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	2008900692
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$3,802,747.00
APPLICANT'S OPINION:	$3,752,472.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0016
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	2008900691
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$3,835,800.00
APPLICANT'S OPINION:	$3,479,804.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0017
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	2008900690
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$3,966,214.00
APPLICANT'S OPINION:	$3,513,069.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0018
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	2008900689
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$3,788,464.00
APPLICANT'S OPINION:	$1,909,104.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0300
APPLICANT:	WILLIAMS-SONOMA, INC
PARCEL NO.:	2008203969
PARCEL ADDRESS:	00002828 000018TH ST,
TOPIC:	
CURRENT ASSESSMENT:	$1,870,180.00
APPLICANT'S OPINION:	$935,090.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0301
APPLICANT:	WILLIAMS-SONOMA, INC
PARCEL NO.:	2008201962
PARCEL ADDRESS:	00002100 0000CHESTNUT ST, 0000
TOPIC:	
CURRENT ASSESSMENT:	$2,459,289.00
APPLICANT'S OPINION:	$1,229,644.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0302
APPLICANT:	WILLIAMS-SONOMA, INC
PARCEL NO.:	2008204286
PARCEL ADDRESS:	00002390 0000MARKET ST,
TOPIC:	
CURRENT ASSESSMENT:	$4,239,076.00
APPLICANT'S OPINION:	$2,119,538.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0303
APPLICANT:	WILLIAMS-SONOMA, INC
PARCEL NO.:	2008204642
PARCEL ADDRESS:	00000340 0000POST ST,
TOPIC:	
CURRENT ASSESSMENT:	$19,027,727.00
APPLICANT'S OPINION:	$9,513,863.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0304
APPLICANT:	WILLIAMS-SONOMA, INC
PARCEL NO.:	2008203905
PARCEL ADDRESS:	00001150 0000SANSOME ST,
TOPIC:	
CURRENT ASSESSMENT:	$18,615,124.00
APPLICANT'S OPINION:	$9,307,562.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0305
APPLICANT:	WILLIAMS-SONOMA, INC
PARCEL NO.:	2008200653
PARCEL ADDRESS:	00003250 0000VAN NESS AVE,
TOPIC:	
CURRENT ASSESSMENT:	$3,310,976.00
APPLICANT'S OPINION:	$1,655,487.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0644
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	2008200652
PARCEL ADDRESS:	00000002 0000EMBARCADERO CTR, S006
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$747,999.00
APPLICANT'S OPINION:	$261,400.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0645
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	2008201961
PARCEL ADDRESS:	00002000 0000CHESTNUT ST, 0000
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$475,046.00
APPLICANT'S OPINION:	$166,265.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0646
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	2008201716
PARCEL ADDRESS:	00003251 000020TH AVE, 0158
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$930,559.00
APPLICANT'S OPINION:	$325,690.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2992
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	2009520706
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$33,239,819.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3415
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	2009200659
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$930,281.00
APPLICANT'S OPINION:	$455,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3418
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	2009201792
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$928,755.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3419
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	2009205993
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$838,514.00
APPLICANT'S OPINION:	$430,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4377
APPLICANT:	WILLIAMS-SONOMA INC
PARCEL NO.:	2009520238
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$7,744,410.00
APPLICANT'S OPINION:	$3,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4379
APPLICANT:	WILLIAMS-SONOMA INC
PARCEL NO.:	2009204601
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$3,929,794.00
APPLICANT'S OPINION:	$1,140,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4380
APPLICANT:	WILLIAMS-SONOMA INC
PARCEL NO.:	2009204921
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$4,678,882.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4381
APPLICANT:	WILLIAMS-SONOMA INC
PARCEL NO.:	2009205273
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$16,331,928.00
APPLICANT'S OPINION:	$4,750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, November 22, 2010 To Monday, November 22, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1791
APPLICANT:	LI, ROBERT
PARCEL NO.:	0619 046
PARCEL ADDRESS:	1725 WASHINGTON ST, UNIT 14
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$939,168.00
APPLICANT'S OPINION:	$775,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2295
APPLICANT:	JAHROMI, AHMAD
PARCEL NO.:	0690 133
PARCEL ADDRESS:	1000 DANIEL BURNHAM CT, 612
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$679,006.00
APPLICANT'S OPINION:	$565,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2457
APPLICANT:	SCHRUMPF, ERIC
PARCEL NO.:	0636 035
PARCEL ADDRESS:	2326 CALIFORNIA ST, 200
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,432,628.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2628
APPLICANT:	GOHAR, JADALI
PARCEL NO.:	0646 021
PARCEL ADDRESS:	1635 CALIFORNIA ST, #24
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$713,492.00
APPLICANT'S OPINION:	$590,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2650
APPLICANT:	MCKAY, BARBARA
PARCEL NO.:	0600 027
PARCEL ADDRESS:	1885 JACKSON ST, 401
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$784,676.00
APPLICANT'S OPINION:	$670,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2809
APPLICANT:	TREW, RAY
PARCEL NO.:	0646 022
PARCEL ADDRESS:	1635 CALIFORNIA ST, #25
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$723,742.00
APPLICANT'S OPINION:	$630,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3023
APPLICANT:	HASSE, LIZBETH
PARCEL NO.:	0600 004A
PARCEL ADDRESS:	1924 WASHINGTON ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,606,434.00
APPLICANT'S OPINION:	$1,003,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3168
APPLICANT:	KAJINO FAMILY TRUST
PARCEL NO.:	0712 144
PARCEL ADDRESS:	0066 CLEARY CT, 1504
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$714,000.00
APPLICANT'S OPINION:	$590,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3433
APPLICANT:	AHLERS, ANDREW
PARCEL NO.:	0599 244
PARCEL ADDRESS:	1701 JACKSON ST #709 ,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$851,870.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3720
APPLICANT:	GUERZONI, MANUEL
PARCEL NO.:	0627A008
PARCEL ADDRESS:	2200 SACRAMENTO ST, 108
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,014,388.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3872
APPLICANT:	GRADY, PATRICK
PARCEL NO.:	0910 016
PARCEL ADDRESS:	0761 MARINA BLVD,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$6,558,264.00
APPLICANT'S OPINION:	$5,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4062
APPLICANT:	CAMERON, KEVIN
PARCEL NO.:	0994 019
PARCEL ADDRESS:	3647 WASHINGTON ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$4,595,100.00
APPLICANT'S OPINION:	$3,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4130
APPLICANT:	HILLS, RICHARD
PARCEL NO.:	0619 040
PARCEL ADDRESS:	1725 WASHINGTON ST, UNIT 8
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$830,000.00
APPLICANT'S OPINION:	$715,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4202
APPLICANT:	CLARK, MELISSA
PARCEL NO.:	1215 085
PARCEL ADDRESS:	0350 BRODERICK ST, UNIT 412
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$769,601.00
APPLICANT'S OPINION:	$685,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4251
APPLICANT:	RALLO, EDUARDO
PARCEL NO.:	1210 018
PARCEL ADDRESS:	1864 1866 FELL ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,838,346.00
APPLICANT'S OPINION:	$1,011,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4601
APPLICANT:	LEE FAMILY TRUST
PARCEL NO.:	0631 015
PARCEL ADDRESS:	2616 SACRAMENTO ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$2,673,605.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, November 22, 2010, at 9:40 a.m.

Present: Jeffrey Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Jeff Morris, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1791	Robert Li	Stipulation Approved
2009-2295	Ahmad Jahromi	Stipulation Approved
2009-2457	Eric Schrumpf	Stipulation Approved
2009-2628	Jadali Gohar	Stipulation Approved
2009-2650	Barbara McKay	Stipulation Approved
2009-2809	Ray Trew	Stipulation Approved
2009-3023	Lizabeth Hasse	Stipulation Approved
2009-3168	Kajino Family Trust	Stipulation Approved
2009-3433	Andrew Ahlers	Stipulation Approved
2009-3720	Manuel Guerzoni	Stipulation Approved
2009-3872	Patrick Grady	Stipulation Approved
2009-4062	Kevin Cameron	Stipulation Approved
2009-4130	Richard Hills	Stipulation Approved
2009-4202	Melissa Clark	Stipulation Approved; 2-1 vote with Member Robinson dissenting
2009-4251	Eduardo Rallo	Stipulation Approved
2009-4601	Lee Family Trust	Stipulation Approved

There being no further business, the Board, at the hour of 11:05 a.m., recessed to reconvene Tuesday, November 23, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by The Board on Tuesday, November 23, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, November 23, 2010 To Tuesday, November 23, 2010
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0839
APPLICANT:	WONG, TERRILYN
PARCEL NO.:	3594 089
PARCEL ADDRESS:	0885 S VAN NESS AVE,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$714,402.00
APPLICANT'S OPINION:	$660,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1964
APPLICANT:	MELGAREJO, ROXANA
PARCEL NO.:	2954A015
PARCEL ADDRESS:	0439 TERESITA BLVD,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$872,894.00
APPLICANT'S OPINION:	$588,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2064
APPLICANT:	CHANTER, NIGEL
PARCEL NO.:	2642 033
PARCEL ADDRESS:	0023 BELMONT AVE,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$2,958,000.00
APPLICANT'S OPINION:	$2,520,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2080
APPLICANT:	JAGOE, ISABEL
PARCEL NO.:	3583 007
PARCEL ADDRESS:	0532 0534 NOE ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,510,796.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2139
APPLICANT:	VUKASIN, YVONNE
PARCEL NO.:	2925 015
PARCEL ADDRESS:	0441 MAGELLAN AVE,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,482,570.00
APPLICANT'S OPINION:	$1,165,926.25
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2682
APPLICANT:	POON, GERALDINE
PARCEL NO.:	3608 021
PARCEL ADDRESS:	3364 21ST ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,215,028.00
APPLICANT'S OPINION:	$1,018,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3532
APPLICANT:	LEGG, STEPHEN
PARCEL NO.:	3597 075
PARCEL ADDRESS:	3622 20TH ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$851,870.00
APPLICANT'S OPINION:	$735,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3631
APPLICANT:	BLANC, MAUREEN
PARCEL NO.:	2629 004
PARCEL ADDRESS:	0224 UPPER TER,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$2,856,000.00
APPLICANT'S OPINION:	$2,073,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3691
APPLICANT:	WILLIAMS, SCOTT
PARCEL NO.:	2864 009
PARCEL ADDRESS:	0448 DEWEY BLVD,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$894,719.00
APPLICANT'S OPINION:	$810,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3700
APPLICANT:	CHAN, CHUI
PARCEL NO.:	3276 026
PARCEL ADDRESS:	0145 UPLAND DR,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,165,247.00
APPLICANT'S OPINION:	$805,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3752
APPLICANT:	FINNEGAN, STEVE
PARCEL NO.:	2673 023
PARCEL ADDRESS:	0032 FOREST KNOLLS DR,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$958,800.00
APPLICANT'S OPINION:	$749,999.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3900
APPLICANT:	SCHWING, KEVIN
PARCEL NO.:	3612 125
PARCEL ADDRESS:	2405 FOLSOM ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,161,780.00
APPLICANT'S OPINION:	$978,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3995
APPLICANT:	ZEITZ, IVAN
PARCEL NO.:	3583 055
PARCEL ADDRESS:	4076 19TH ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,353,040.00
APPLICANT'S OPINION:	$1,125,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3996
APPLICANT:	SMALTO, GARY
PARCEL NO.:	2801 037
PARCEL ADDRESS:	4464 23RD ST, #1
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,232,872.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4643
APPLICANT:	LOUIS, MICHAEL
PARCEL NO.:	2677 022
PARCEL ADDRESS:	0451 OAK PARK DR,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$971,000.00
APPLICANT'S OPINION:	$831,964.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6186
APPLICANT:	BRESELOW, JENNY
PARCEL NO.:	3580 173
PARCEL ADDRESS:	0514 CHURCH ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$937,380.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, November 23, 2010, at 9:33 a.m.

Present: Gregory Blaine, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0839	Terrilyn Wong	Stipulation Approved
2009-1964	Roxana Melgarejo	Stipulation Approved
2009-2064	Nigel Chanter	Stipulation Approved
2009-2080	Isabel Jagoe	Stipulation Approved
2009-2139	Yvonne Vukasin	Stipulation Approved
2009-2682	Geraldine Poon	Stipulation Approved
2009-3532	Stephen Legg	Stipulation Approved
2009-3631	Maureen Blanc	Stipulation Denied; 1-2 vote with Members Robinson and Morris dissenting
2009-3691	Scott Williams	Stipulation Approved
2009-3700	Chui Chan	Stipulation Approved
2009-3752	Steve Finnegan	Stipulation Approved
2009-3900	Kevin Schwing	Stipulation Approved
2009-3995	Ivan Zeitz	Stipulation Approved
2009-3996	Gary Smalto	Stipulation Approved
2009-4643	Michael Louis	Stipulation Approved
2009-6186	Jenny Breselow	Stipulation Approved

There being no further business, the Board, at the hour of 10:55 a.m., recessed to reconvene Monday, November 29, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, December 8, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, November 29, 2010 To Monday, November 29, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2859
APPLICANT:	ONE SANSOME STREET PROPERTY LLC C/O BARKER PACIFIC
PARCEL NO.:	0289 004
PARCEL ADDRESS:	0001 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$312,120,000.00
APPLICANT'S OPINION:	$150,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3112
APPLICANT:	CHARLES SCHWAB
PARCEL NO.:	3738 012
PARCEL ADDRESS:	0215 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$149,823,762.00
APPLICANT'S OPINION:	$65,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3124
APPLICANT:	ONE SANSOME STREET PROPERTY LLC C/O BROADWAY
PARCEL NO.:	0289 003
PARCEL ADDRESS:	0001 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,247,400.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3286
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	3720 008
PARCEL ADDRESS:	0400 4000 SITUS TO BE ASSIGNED ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$165,650,000.00
APPLICANT'S OPINION:	$82,825,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3287
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	3720 008
PARCEL ADDRESS:	0400 4000 SITUS TO BE ASSIGNED ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$165,650,000.00
APPLICANT'S OPINION:	$82,825,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, November 30, 2010 To Tuesday, November 30, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1062
APPLICANT:	MTM MANAGEMENT 2, LLC
PARCEL NO.:	0623 007
PARCEL ADDRESS:	1832 FRANKLIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,728,708.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2589
APPLICANT:	FERRY BUILDING INVESTORS c/o EQUITY OFFICE PROPERTY TRUST
PARCEL NO.:	2009702499
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$601,000.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2849
APPLICANT:	ALAVI, SETAYESH
PARCEL NO.:	0451 118
PARCEL ADDRESS:	1000 NORTH POINT ST, 1207
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$928,556.00
APPLICANT'S OPINION:	$432,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2850
APPLICANT:	BOSA DEVELOPMENT CORP CALIFORNIA II INC
PARCEL NO.:	3837 002
PARCEL ADDRESS:	1401 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,032,590.00
APPLICANT'S OPINION:	$3,438,633.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2852
APPLICANT:	SHARRAT, SHABNAM
PARCEL NO.:	0284 005
PARCEL ADDRESS:	0518 0522 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,417,136.00
APPLICANT'S OPINION:	$2,012,888.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2916
APPLICANT:	LE PAUL T & MAI V 2002 REV TRUST
PARCEL NO.:	0809 004
PARCEL ADDRESS:	0325 FRANKLIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,646,443.00
APPLICANT'S OPINION:	$1,456,521.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2917
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0249 022
PARCEL ADDRESS:	1589 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,319,260.00
APPLICANT'S OPINION:	$659,300.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2918
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0338 015
PARCEL ADDRESS:	0236 0238 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,463,700.00
APPLICANT'S OPINION:	$731,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2935
APPLICANT:	55 FIFTH STREET CORPORATION
PARCEL NO.:	3705 039
PARCEL ADDRESS:	0055 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,745,084.00
APPLICANT'S OPINION:	$11,959,795.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2937
APPLICANT:	SYERS PROPERTIES, LLC
PARCEL NO.:	3715 001
PARCEL ADDRESS:	0001 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,334,106.00
APPLICANT'S OPINION:	$5,733,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, November 30, 2010 To Tuesday, November 30, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0684
APPLICANT:	CEP MARKET STREET INVESTORS, LLC
PARCEL NO.:	3706 062
PARCEL ADDRESS:	0725 0731 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,999,596.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2424
APPLICANT:	CIM URBAN REIT PROPERTIES, II
PARCEL NO.:	3787 024
PARCEL ADDRESS:	0260 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,468,992.00
APPLICANT'S OPINION:	$19,998,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3215
APPLICANT:	BENTLY HOLDINGS CALIFORNIA, LP
PARCEL NO.:	0309 020
PARCEL ADDRESS:	0234 0240 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,073,336.00
APPLICANT'S OPINION:	$26,166,002.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4939
APPLICANT:	WALGREEN CO.
PARCEL NO.:	0668 002
PARCEL ADDRESS:	1330 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,060,803.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5007
APPLICANT:	REF SF PROPERTIES, LLC
PARCEL NO.:	0618 004
PARCEL ADDRESS:	1890 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,321,539.00
APPLICANT'S OPINION:	$15,207,732.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5008
APPLICANT:	GAYLORD HOTEL, LLC
PARCEL NO.:	0305 011
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,183,624.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5010
APPLICANT:	GAYLORD HOTEL, LLC
PARCEL NO.:	0305 036
PARCEL ADDRESS:	0620 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,397,912.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, December 01, 2010 To Wednesday, December 01, 2010
9:30 AM (ALL DAY)

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2488
APPLICANT:	MART D WILSON TRUST
PARCEL NO.:	1048 018
PARCEL ADDRESS:	2760 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,838,273.00
APPLICANT'S OPINION:	$1,026,025.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2960
APPLICANT:	DEVILED EGG LLC
PARCEL NO.:	1307 001N
PARCEL ADDRESS:	0230 SEACLIFF AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,280,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3259
APPLICANT:	FIRST STATES INVESTORS 223, LLC
PARCEL NO.:	3642 032
PARCEL ADDRESS:	2701 2707 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,788,512.00
APPLICANT'S OPINION:	$1,136,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3302
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 039
PARCEL ADDRESS:	2845 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,117,344.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3303
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 040
PARCEL ADDRESS:	2940 PACIFIC AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,336,788.00
APPLICANT'S OPINION:	$4,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3304
APPLICANT:	SPERLING IRREVOCABLE TRUST
PARCEL NO.:	0985 011
PARCEL ADDRESS:	3450 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,546,580.00
APPLICANT'S OPINION:	$9,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3333
APPLICANT:	SIERRA INDUSTRIES WEST, LP
PARCEL NO.:	3526 016
PARCEL ADDRESS:	0290 DIVISION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,857,418.00
APPLICANT'S OPINION:	$3,342,354.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3530
APPLICANT:	KONG, SHEENA
PARCEL NO.:	1370 027
PARCEL ADDRESS:	0180 11TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,551,381.00
APPLICANT'S OPINION:	$1,202,066.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3564
APPLICANT:	SIXTEENTH ST CENTER LLC
PARCEL NO.:	3954 016
PARCEL ADDRESS:	0130 WISCONSIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,242,805.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3578
APPLICANT:	APF WO 20, LP
PARCEL NO.:	3572 001
PARCEL ADDRESS:	2701 16TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,592,826.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3581
APPLICANT:	USA SF SELF STORAGE, DST
PARCEL NO.:	3513 080
PARCEL ADDRESS:	0190 0198 OTIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,019,376.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3583
APPLICANT:	EXTRA SPACE WEST TWO
PARCEL NO.:	4339 001
PARCEL ADDRESS:	2501 2535 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,626,541.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3589
APPLICANT:	KAZEMINEZHAD, FAZILAT
PARCEL NO.:	1219 039
PARCEL ADDRESS:	1158 PAGE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,825,592.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3618
APPLICANT:	CAPITAN LIVING TRUST
PARCEL NO.:	6635 043
PARCEL ADDRESS:	0707 0711 SAN JOSE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,804,053.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4442
APPLICANT:	KAZEMINEZHAD, FAZILAT
PARCEL NO.:	1219 039
PARCEL ADDRESS:	1158 PAGE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,715,882.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, December 1, 2010, at 9:30 a.m.

Present: Louisa Mendoza, Meg Ruxton, and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2006 and 2009 assessment roll years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3581	USA SF Self Storage, DST	Verbal Stipulation Approved
2009-3589	Fazilat Kazeminezhad	A.V.Lowered (Board)
2009-3618	Capitan Living Trust	Verbal Stipulation Approved
2009-4442	Fazilat Kazeminezhad	Denied

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2488	Mart D Wilson Trust	Withdrawn
2009-2960	Deviled Egg LLC	Postponed
2009-3259	First States Investors 223, LLC	Withdrawn
2009-3302	Peter Sperling	Postponed
2009-3303	Peter Sperling	Postponed
2009-3304	Sperling Irrevocable Trust	Postponed
2009-3333	Sierra Industries West, LP	Postponed
2009-3530	Sheena Kong	Postponed
2009-3564	Sixteenth St Center LLC	Postponed
2009-3578	APF WO 20, LP	Withdrawn
2009-3583	Extra Space West Two	Withdrawn

There being no further business, the Board, at the hour of 11:35 a.m., recessed to reconvene Thursday, December 2, 2010 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

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Approved by the Board on Thursday, December 2, 2010.

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, DECEMBER 1, 2010
12:00 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1. Public comment* (For all items on the agenda, as well as items not on the jurisdiction of the Board)
2. Closed session to continue deliberating and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION 2008-2061

APPLICANT:	SHR ST FRANCIS LLC.
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 - 0345 POWELL ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$307,800,000.00
APPLICANT'S OPINION:	$240,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

B. APPLICATION 2008-2062

APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$102,600,000.00
APPLICANT'S OPINION:	$55,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, December 02, 2010 To Thursday, December 02, 2010
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2831
APPLICANT:	DIABASE, LLC
PARCEL NO.:	3552 043
PARCEL ADDRESS:	1417 15TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,126,300.00
APPLICANT'S OPINION:	$1,719,465.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2844
APPLICANT:	DAQUISTO, JOHN
PARCEL NO.:	1384 002
PARCEL ADDRESS:	0221 24TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,143,035.00
APPLICANT'S OPINION:	$858,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2922
APPLICANT:	GOLDEN AGE INVESTMENT
PARCEL NO.:	1063 019
PARCEL ADDRESS:	3400 3420 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,600,616.00
APPLICANT'S OPINION:	$2,530,337.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2923
APPLICANT:	LE PAUL T & MAI V 2002 REV TRUST
PARCEL NO.:	1154 006
PARCEL ADDRESS:	1025 SCOTT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,924,356.00
APPLICANT'S OPINION:	$1,587,753.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2928
APPLICANT:	GOLDEN WAY DEVELOPMENT INC.
PARCEL NO.:	1464 011
PARCEL ADDRESS:	0495 32ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,806,609.00
APPLICANT'S OPINION:	$994,012.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3306
APPLICANT:	SAFEWAY INC.
PARCEL NO.:	1691 019
PARCEL ADDRESS:	0850 LA PLAYA ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,129,158.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3405
APPLICANT:	MIAO, LAWRENCE
PARCEL NO.:	0991 034
PARCEL ADDRESS:	3947 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,149,980.00
APPLICANT'S OPINION:	$2,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3409
APPLICANT:	MCCARTHY, ANGUS
PARCEL NO.:	2837 007
PARCEL ADDRESS:	0365 PACHECO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,326,580.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3527
APPLICANT:	CLEMENTINA ST. LUXURY URBAN DVL
PARCEL NO.:	2837 008
PARCEL ADDRESS:	0365 PACHECO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$663,289.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3659
APPLICANT:	GOSS, PETER
PARCEL NO.:	3578 071A
PARCEL ADDRESS:	3539 3541 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,310,902.00
APPLICANT'S OPINION:	$1,075,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3704
APPLICANT:	SNEAD, KIMBERLY
PARCEL NO.:	1258 019
PARCEL ADDRESS:	0135 BUENA VISTA EAST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,659,199.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4383
APPLICANT:	MCCARTHY, ANGUS
PARCEL NO.:	2837 007
PARCEL ADDRESS:	0365 PACHECO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$800,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4384
APPLICANT:	CLEMENTINA ST. LUXURY URBAN DVL
PARCEL NO.:	2837 008
PARCEL ADDRESS:	0365 PACHECO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$400,000.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, December 2, 2010, at 1:30 p.m.

Present: Meg Ruxton, Fred Perez and John McGary

Quorum present

Chairperson: Meg Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3405	Lawrence Miao	Verbal Stipulation Approved
2009-3704	Kimberly Snead	Verbal Stipulation Approved
2009-4383	Angus McCarthy	A.V.Lowered (Board)
2009-4384	Clementina St. Luxury Urban	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2831	Diabase, LLC	Postponed
2009-2844	John Daquisto	Withdrawn
2009-2922	Golden Age Investment	Withdrawn
2009-2923	Le Paul T & Mai V 2002 Rev Trust	Withdrawn
2009-2928	Golden Way Development Inc.	Withdrawn
2009-3306	Safeway Inc.	Postponed
2009-3409	Angus McCarthy	Withdrawn
2009-3527	Clementina St. Luxury Urban	Withdrawn
2009-3659	Peter Goss	Postponed

There being no further business, the Board, at the hour of 3:05 p.m., recessed to reconvene Monday, December 6, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, December 16, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 408, City Hall
Monday, December 06, 2010 To Monday, December 06, 2010
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1939
APPLICANT:	BLONSKY, MICHAEL
PARCEL NO.:	3776 417
PARCEL ADDRESS:	0555 04TH ST, #846
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$740,000.00
APPLICANT'S OPINION:	$613,765.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2221
APPLICANT:	NORGAARD, CHARLOTTE
PARCEL NO.:	3765 091
PARCEL ADDRESS:	0425 1ST ST, 1407
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$698,622.00
APPLICANT'S OPINION:	$520,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2338
APPLICANT:	VICINO, CARLO
PARCEL NO.:	6091 004
PARCEL ADDRESS:	0530 ATHENS ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$679,172.00
APPLICANT'S OPINION:	$525,803.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2353
APPLICANT:	COULOMBE, PAUL
PARCEL NO.:	3766 254
PARCEL ADDRESS:	0400 BEALE ST, #2504
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$655,000.00
APPLICANT'S OPINION:	$553,429.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2504
APPLICANT:	JAFFE, BETH
PARCEL NO.:	3752 319
PARCEL ADDRESS:	0855 FOLSOM ST, #712
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$481,814.00
APPLICANT'S OPINION:	$405,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2561
APPLICANT:	MORA, RAQUEL
PARCEL NO.:	6054 026
PARCEL ADDRESS:	0523 HAMILTON ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$700,000.00
APPLICANT'S OPINION:	$640,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2566
APPLICANT:	JARQUIN, ANGELA
PARCEL NO.:	5968 011
PARCEL ADDRESS:	0462 CAMBRIDGE ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$550,000.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2630
APPLICANT:	ALONGI, CARRIE
PARCEL NO.:	6004 025
PARCEL ADDRESS:	0086 INA CT,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$660,000.00
APPLICANT'S OPINION:	$513,633.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3331
APPLICANT:	TREE ASSOCIATES, LP
PARCEL NO.:	3735 149
PARCEL ADDRESS:	0246 02ND ST, #1502
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,300,000.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3623
APPLICANT:	CHEN, CHENG-CHUNG
PARCEL NO.:	3765 361
PARCEL ADDRESS:	0425 1ST ST, 5001
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$939,851.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3941
APPLICANT:	YEE, RAINA
PARCEL NO.:	4079 037
PARCEL ADDRESS:	0714 HAMPSHIRE ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$689,784.00
APPLICANT'S OPINION:	$505,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4041
APPLICANT:	TAPLEY, JULIE
PARCEL NO.:	6062 019
PARCEL ADDRESS:	0554 YALE ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$875,686.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4127
APPLICANT:	LANDAVERDE, JOSE
PARCEL NO.:	6019 007
PARCEL ADDRESS:	0346 NAPLES ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$721,619.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4151
APPLICANT:	KWOK, EDMOND
PARCEL NO.:	6116 007B
PARCEL ADDRESS:	0637 HAMILTON ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$732,232.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4170
APPLICANT:	CASSEL, KAREN
PARCEL NO.:	6601 041
PARCEL ADDRESS:	0307 0309 DUNCAN ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,810,221.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4177
APPLICANT:	SAELEE, CHIAO
PARCEL NO.:	6073 009
PARCEL ADDRESS:	0323 MUNICH ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$650,000.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4661
APPLICANT:	DE GROAT, CYNTHIA
PARCEL NO.:	6082 008
PARCEL ADDRESS:	0346 PARIS ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$668,100.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, December 6, 2010, at 9:37 a.m.

Present: Gregory Blaine, Lawrence Lee and Jeffrey Morris

Quorum present

Chairperson: Jeff Morris, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1939	Michael Blonsky	Stipulation Approved
2009-2221	Charlotte Norgaard	Stipulation Approved
2009-2338	Carlo Vicino	Stipulation Approved
2009-2353	Paul Coulombe	Stipulation Approved
2009-2504	Beth Jaffe	Stipulation Approved
2009-2561	Raquel Mora	Stipulation Approved
2009-2566	Angela Jarquin	Stipulation Approved
2009-2630	Carrie Alongi	Stipulation Approved
2009-3331	Tree Associates, LP	Stipulation Approved
2009-3623	Cheng-Chung Chen	Stipulation Denied
2009-3941	Raina Yee	Stipulation Approved
2009-4041	Julie Tapley	Stipulation Approved
2009-4127	Jose Landaverde	Stipulation Approved
2009-4151	Edmond Kwok	Stipulation Approved
2009-4170	Karen Cassel	Stipulation Approved
2009-4177	Chiao Saelee	Stipulation Approved
2009-4661	Cynthia De Groat	Stipulation Approved

There being no further business, the Board, at the hour of 10:42 a.m., recessed to reconvene Wednesday, December 8, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, December 8, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, December 06, 2010 To Monday, December 06, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0132
APPLICANT:	TILARO, MICHAEL
PARCEL NO.:	8708 033
PARCEL ADDRESS:	0255 BERRY ST, #308
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$727,248.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0320
APPLICANT:	MAKRAS, VICTOR
PARCEL NO.:	5411 045
PARCEL ADDRESS:	5264 3RD ST, 203
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$250,000.00
APPLICANT'S OPINION:	$175,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0391
APPLICANT:	CHIN, SHERMAN
PARCEL NO.:	3145 020
PARCEL ADDRESS:	0228 CAPISTRANO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$795,684.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0393
APPLICANT:	HARRINGTON, WALTER
PARCEL NO.:	2990 028
PARCEL ADDRESS:	0265 CASITAS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,679,012.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0481
APPLICANT:	SHINAZIA, LLC
PARCEL NO.:	5370 057
PARCEL ADDRESS:	0090 0092 CHARTER OAK AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,601,000.00
APPLICANT'S OPINION:	$1,040,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0549
APPLICANT:	DHEMING, GLORIA
PARCEL NO.:	3619 014
PARCEL ADDRESS:	0864 0868 DOLORES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,267,030.00
APPLICANT'S OPINION:	$1,778,063.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0551
APPLICANT:	DHEMING, GLORIA
PARCEL NO.:	0983 001
PARCEL ADDRESS:	3101 3103 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,485,340.00
APPLICANT'S OPINION:	$2,734,254.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1392
APPLICANT:	BIMITS, INNA
PARCEL NO.:	0929 035
PARCEL ADDRESS:	2255 2257 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,236,860.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2022
APPLICANT:	MA, LIYA
PARCEL NO.:	1819 006
PARCEL ADDRESS:	1443 34TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$884,000.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3158
APPLICANT:	TRAIN, KENNETH
PARCEL NO.:	2614 124
PARCEL ADDRESS:	3758 16TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,846,200.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals **Board 2 Hearing**
Room 406, City Hall
Monday, December 06, 2010 To Monday, December 06, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0557
APPLICANT:	KAM, RYAN
PARCEL NO.:	8708 115
PARCEL ADDRESS:	0235 BERRY ST, 105
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$974,100.00
APPLICANT'S OPINION:	$794,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0593
APPLICANT:	LIU, YISHA
PARCEL NO.:	6408 004
PARCEL ADDRESS:	0840 LISBON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$675,726.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0698
APPLICANT:	HEAD, ROY
PARCEL NO.:	3514 231
PARCEL ADDRESS:	0140 SOUTH VAN NESS AVE, 1021
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$725,000.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1533
APPLICANT:	TAN, ANGELINA
PARCEL NO.:	1781 046
PARCEL ADDRESS:	2533 2537 IRVING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,555,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1535
APPLICANT:	PAU, JOHN
PARCEL NO.:	1808 049
PARCEL ADDRESS:	4041 4045 JUDAH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$511,728.00
APPLICANT'S OPINION:	$390,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1537
APPLICANT:	JAISWAL, BALGOBIND
PARCEL NO.:	1007 011
PARCEL ADDRESS:	3228 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,504,100.00
APPLICANT'S OPINION:	$1,950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2135
APPLICANT:	APPLEBY, JOAN
PARCEL NO.:	1841 034
PARCEL ADDRESS:	1406 1408 FUNSTON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,013,452.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2747
APPLICANT:	ZHOU, YU
PARCEL NO.:	1875 037
PARCEL ADDRESS:	2527 KIRKHAM ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$808,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6099
APPLICANT:	WONG, DANIEL
PARCEL NO.:	1819 022A
PARCEL ADDRESS:	
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$655,000.00
APPLICANT'S OPINION:	$555,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, December 6, 2010, at 9:35 a.m.

Present: Richard Lee, Scott Spertzel and John McGary

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2008 and 2009 assessment roll years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0132	Michael Tilaro	A.V.Lowered (Board)
2009-0320	Victor Makras	A.V.Lowered (Board)
2009-0391	Sherman Chin	A.V.Lowered (Board)
2009-0393	Walter Harrington	A.V.Lowered (Board)
2009-0551	Gloria Dheming	Written Stipulation Approved
2009-3158	Kenneth Train	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0481	Shinazia, LLC	Withdrawn
2009-0549	Gloria Dheming	Postponed
2009-1392	Inna Bimits	Postponed
2009-2022	Liya Ma	Withdrawn

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RECESS

The Board, at the hour of 12:25 p.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Louisa Mendoza, John McGary and Joseph Tham

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0557	Ryan Kam	A.V.Lowered (Board)
2009-0698	Roy Head	A.V.Lowered (Assessor)
2009-2135	Joan Appleby	A.V.Lowered (Board)
2009-2747	Yu Zhou	A.V.Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-6099	Daniel Wong	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0593	Yisha Liu	Withdrawn
2009-1533	Angelina Tan	Withdrawn
2009-1535	John Pau	Withdrawn
2009-1537	Balgobind Jaiswal	Withdrawn

There being no further business, the Board, at the hour of 3:15 p.m., recessed to reconvene Wednesday, December 15, 2010 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, December 29, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, December 08, 2010 To Wednesday, December 08, 2010
9:30 AM (ALL DAY)

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2876
APPLICANT:	CALIFORNIA GRANT FAMILY LP
PARCEL NO.:	0257 001
PARCEL ADDRESS:	0717 0719 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,783,231.00
APPLICANT'S OPINION:	$3,730,777.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2878
APPLICANT:	FREY FAMILY TRUST
PARCEL NO.:	0274 017
PARCEL ADDRESS:	0985 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,559,274.00
APPLICANT'S OPINION:	$1,407,870.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2879
APPLICANT:	LUCERNE APARTMENTS LP
PARCEL NO.:	0282 007
PARCEL ADDRESS:	0766 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,321,756.00
APPLICANT'S OPINION:	$2,936,250.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2883
APPLICANT:	POSTMARK PARTNERS, LP
PARCEL NO.:	0576 008
PARCEL ADDRESS:	1808 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,667,945.00
APPLICANT'S OPINION:	$4,767,369.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2887
APPLICANT:	MADHAV TRUST AGR
PARCEL NO.:	0740 010
PARCEL ADDRESS:	0640 0642 EDDY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,704,360.00
APPLICANT'S OPINION:	$938,397.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2940
APPLICANT:	FAIR MARKET PROPERTIES LLC
PARCEL NO.:	0350 002
PARCEL ADDRESS:	1028 1056 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,968,155.00
APPLICANT'S OPINION:	$3,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2951
APPLICANT:	754 POST STREET, LLC
PARCEL NO.:	0299 006
PARCEL ADDRESS:	0754 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,215,351.00
APPLICANT'S OPINION:	$2,705,941.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2961
APPLICANT:	SHIMZATO, JULIO
PARCEL NO.:	0670 002A
PARCEL ADDRESS:	1407 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$902,026.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2974
APPLICANT:	PATEL, SUDHIR
PARCEL NO.:	3703 002
PARCEL ADDRESS:	0020 0022 06TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,795,344.00
APPLICANT'S OPINION:	$987,439.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2977
APPLICANT:	SCHWENSIU PROPERTY, LTD dba ORCHARD HOTEL
PARCEL NO.:	0285 012
PARCEL ADDRESS:	0665 0675 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,467,528.00
APPLICANT'S OPINION:	$10,251,167.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2979
APPLICANT:	SCHWENSIU PROPERTY, LTD dba ORCHARD HOTEL
PARCEL NO.:	0285 011
PARCEL ADDRESS:	0665 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,851,072.00
APPLICANT'S OPINION:	$3,433,818.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0525
APPLICANT:	HONORWAY INVESTMENT CORP.
PARCEL NO.:	0265 005
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$67,659,179.00
APPLICANT'S OPINION:	$31,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0526
APPLICANT:	HONORWAY INVESTMENT CORP.
PARCEL NO.:	0265 004
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,956,098.00
APPLICANT'S OPINION:	$5,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0527
APPLICANT:	HONORWAY INVESTMENT CORP.
PARCEL NO.:	0265 003
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,318,206.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3106
APPLICANT:	SKS BRANNAN ASSOCIATES
PARCEL NO.:	3787 031
PARCEL ADDRESS:	0475 0477 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$71,765,251.00
APPLICANT'S OPINION:	$35,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3113
APPLICANT:	PRUDENTIAL REAL ESTATE INVESTORS
PARCEL NO.:	3707 051
PARCEL ADDRESS:	0685 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$64,357,235.00
APPLICANT'S OPINION:	$45,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3193
APPLICANT:	DOUGLAS WILSON COMPANIES
PARCEL NO.:	0255 001
PARCEL ADDRESS:	0901 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$69,334,318.00
APPLICANT'S OPINION:	$34,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, December 8, 2010, at 9:41 a.m.

Present: Jeff Morris and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-2961	Julio Shimzato	Written Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-2974	Sudhir Patel	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2876	California Grant Family LP	Withdrawn
2009-2878	Frey Family Trust	Withdrawn
2009-2879	Lucerne Apartments LP	Withdrawn
2009-2883	Postmark Partners, LP	Withdrawn
2009-2887	Madhav Trust AGR	Withdrawn
2009-2940	Fair Market Properties LLC	Postponed
2009-2951	754 Post Street, LLC	Withdrawn
2009-2977	Schwensiu Property, Ltd	Postponed
2009-2979	Schwensiu Property, Ltd	Postponed

There being no further business, the Board, at the hour of 10:20 a.m., recessed to reconvene Thursday, December 9, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, December 9, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, December 09, 2010 To Thursday, December 09, 2010
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1275
APPLICANT:	FORTY-FIVE FREMONT ASSOCIATES c/o SHORENSTEIN REALTY
PARCEL NO.:	3710 019
PARCEL ADDRESS:	0045 FREMONT ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$201,168,505.00
APPLICANT'S OPINION:	$130,127,053.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1299
APPLICANT:	SANGIACOMO FAMILYTRUST
PARCEL NO.:	3702 044A
PARCEL ADDRESS:	1141 MARKET ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$14,045,873.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1300
APPLICANT:	SANGIACOMO FAMILYTRUST
PARCEL NO.:	3702 044
PARCEL ADDRESS:	1145 MARKET ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$14,045,873.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2191
APPLICANT:	YAMAGAMI, DICK
PARCEL NO.:	0668 046
PARCEL ADDRESS:	0081 FRANK NORRIS PL, 113
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,255,800.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2347
APPLICANT:	LAM, MEI
PARCEL NO.:	5467 031
PARCEL ADDRESS:	3051 SAN BRUNO AVE, NO. 201
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$527,378.00
APPLICANT'S OPINION:	$379,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2348
APPLICANT:	LAM, MEI
PARCEL NO.:	5467 030
PARCEL ADDRESS:	3051 SAN BRUNO AVE,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$346,200.00
APPLICANT'S OPINION:	$182,148.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2349
APPLICANT:	LAM, MEI
PARCEL NO.:	5467 029
PARCEL ADDRESS:	3049 SAN BRUNO AVE,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$364,350.00
APPLICANT'S OPINION:	$207,260.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2668
APPLICANT:	HARTY, CIARAN
PARCEL NO.:	3616 070
PARCEL ADDRESS:	1043 VALENCIA ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$1,045,266.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2856
APPLICANT:	100 CALIFORNIA STREET PROPERTY LLC
PARCEL NO.:	0236 017
PARCEL ADDRESS:	0100 CALIFORNIA ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$124,952,040.00
APPLICANT'S OPINION:	$75,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3300
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	0240 020
PARCEL ADDRESS:	0550 CALIFORNIA ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$120,139,692.00
APPLICANT'S OPINION:	$36,035,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, December 9, 2010, at 9:35 a.m.

Present: Diane Robinson, Gregory Blaine and Lawrence Lee

Quorum present

Chairperson: Diane Robinson, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1299	Singiacomo Family Trust	Stipulation Approved
2009-1300	Singiacomo Family Trust	Stipulation Approved
2009-2191	Dick Yamagami	Stipulation Approved, 2- 1 vote with Member Robinson dissenting
2009-2347	Mei Lam	Stipulation Approved
2009-2348	Mei Lam	Stipulation Approved
2009-2349	Mei Lam	Stipulation Approved
2009-2668	Ciaran Harty	Stipulation Approved
2009-2856	100 California Street Property	Stipulation Approved
2009-3300	Wells Fargo Bank	Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting 2009assessment roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1275	Forty-Five Fremont Associates	Postponed

There being no further business, the Board, at the hour of 11:35 a.m., recessed to reconvene Tuesday, December 14, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, December 14, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, December 14, 2010 To Tuesday, December 14, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2919
APPLICANT:	SIINO, JOSEPH
PARCEL NO.:	0824 002B
PARCEL ADDRESS:	1050 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,628,345.00
APPLICANT'S OPINION:	$897,163.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2920
APPLICANT:	BOUAGOU, ABDELAZIZ
PARCEL NO.:	0854 004
PARCEL ADDRESS:	1666 1668 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,034,575.00
APPLICANT'S OPINION:	$816,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2984
APPLICANT:	PETITE SWAN LLC dba WHITE SWAN HOTEL
PARCEL NO.:	0283 018
PARCEL ADDRESS:	0845 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,610,000.00
APPLICANT'S OPINION:	$3,068,351.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3003
APPLICANT:	BUNDOX RESTAURANT INC
PARCEL NO.:	2009701167
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,943,177.00
APPLICANT'S OPINION:	$2,680,482.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3004
APPLICANT:	RINCON HILL, LLC
PARCEL NO.:	3748 009
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,351,898.00
APPLICANT'S OPINION:	$988,147.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3006
APPLICANT:	RINCON HILL, LLC
PARCEL NO.:	3748 006
PARCEL ADDRESS:	0340 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,149,373.00
APPLICANT'S OPINION:	$3,003,800.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3007
APPLICANT:	RINCON HILL, LLC
PARCEL NO.:	3748 007
PARCEL ADDRESS:	0350 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,811,730.00
APPLICANT'S OPINION:	$1,601,493.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3008
APPLICANT:	RINCON HILL, LLC
PARCEL NO.:	3748 008
PARCEL ADDRESS:	0350 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,727,876.00
APPLICANT'S OPINION:	$2,406,560.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3082
APPLICANT:	HUO & FUNG COMPANY, INC.
PARCEL NO.:	0235 009
PARCEL ADDRESS:	0020 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,697,204.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3089
APPLICANT:	TONG, JAMES
PARCEL NO.:	0306 002
PARCEL ADDRESS:	0425 MASON ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$5,826,240.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3091
APPLICANT:	PARK MACARTHUR ASSOC LLC
PARCEL NO.:	3788 037
PARCEL ADDRESS:	0301 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,231,587.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3094
APPLICANT:	ZR JACKSON LP
PARCEL NO.:	0196 027
PARCEL ADDRESS:	0405 - 0445 JACKSON ST,
TOPIC:	To consider written Stipulation Agreement
CURRENT ASSESSMENT:	$18,493,352.00
APPLICANT'S OPINION:	$10,569,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3095
APPLICANT:	ZR JACKSON LP
PARCEL NO.:	0196 001
PARCEL ADDRESS:	0621V SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,208,161.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3121
APPLICANT:	FREMONT DEVELOPMENT FUNDING CO
PARCEL NO.:	3719 010
PARCEL ADDRESS:	0183 0187 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,323,200.00
APPLICANT'S OPINION:	$4,070,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3135
APPLICANT:	410 TOWNSEND, LLC
PARCEL NO.:	3785 002A
PARCEL ADDRESS:	0410 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,478,720.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, December 14, 2010 at 9:35 a.m.

Present: Jeff Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3082	Huo & Fung Company, Inc.	Verbal Stipulation Agreement Approved
2009-3089	James Tong	Written Stipulation Agreement Approved
2009-3094	ZR Jackson LP	Written Stipulation Agreement Approved

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2919	Joseph Siino	Withdrawn
2009-2920	Abdelaziz Bouagou	Withdrawn
2009-2984	Petite Swan LLC aba White Swan	Postponed
2009-3003	Bundox Restaurant Inc.	Withdrawn
2009-3004	Rincon Hill, LLC	Postponed
2009-3006	Rincon Hill, LLC	Postponed
2009-3007	Rincon Hill, LLC	Postponed
2009-3008	Rincon Hill, LLC	Postponed
2009-3091	Park Macarthur Assoc LLC	Postponed
2009-3095	ZR Jackson LP	Withdrawn
2009-3121	Fremont Development Funding	Postponed
2009-3135	410 Townsend, LLC	Postponed

There being no further business, the Board, at the hour of 11:15 a.m., recessed to reconvene Thursday, January 6, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, January 5, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, December 15, 2010 To Wednesday, December 15, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2930
APPLICANT:	NAZ AUTO SERVICES, INC.
PARCEL NO.:	2623 006
PARCEL ADDRESS:	0376 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,900,000.00
APPLICANT'S OPINION:	$1,218,057.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2932
APPLICANT:	ACEVES, SANTIAGO
PARCEL NO.:	3570 045
PARCEL ADDRESS:	0151 CAPP ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,235,748.00
APPLICANT'S OPINION:	$494,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2948
APPLICANT:	MUFARREH FAMILY LIVING TRUST
PARCEL NO.:	6513 010
PARCEL ADDRESS:	0266 0270 SAN JOSE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,027,480.00
APPLICANT'S OPINION:	$1,116,328.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3242
APPLICANT:	CATELLUS OPERATING LP
PARCEL NO.:	8723 008
PARCEL ADDRESS:	0601 16TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,865,222.00
APPLICANT'S OPINION:	$9,260,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3243
APPLICANT:	MISSION BAY N2, PARCEL 1 LLC
PARCEL NO.:	8706 265
PARCEL ADDRESS:	0207 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,104,465.00
APPLICANT'S OPINION:	$332,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3244
APPLICANT:	MISSION BAY N2, PARCEL 1 LLC
PARCEL NO.:	8706 267
PARCEL ADDRESS:	0207 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$478,598.00
APPLICANT'S OPINION:	$143,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3245
APPLICANT:	CATELLUS LAND & DEVELOPMENT
PARCEL NO.:	8701 003
PARCEL ADDRESS:	0311 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,992,689.00
APPLICANT'S OPINION:	$1,798,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3246
APPLICANT:	CATELLUS LAND & DEVELOPMENT
PARCEL NO.:	8701 004
PARCEL ADDRESS:	0000 SITUS TO BE ASSIGNED ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,124,993.00
APPLICANT'S OPINION:	$338,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3492
APPLICANT:	DUNN, STEPHEN
PARCEL NO.:	0922 008
PARCEL ADDRESS:	3519 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,833,960.00
APPLICANT'S OPINION:	$944,162.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3611
APPLICANT:	PTB FAMILY REVOC TRUST
PARCEL NO.:	6537 029
PARCEL ADDRESS:	0293 JERSEY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,556,269.00
APPLICANT'S OPINION:	$856,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3771
APPLICANT:	D & B DEVELOPMENT CO INC
PARCEL NO.:	4829 019
PARCEL ADDRESS:	1433 VAN DYKE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,560,600.00
APPLICANT'S OPINION:	$1,248,480.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4435
APPLICANT:	SINGLETON, JOHN
PARCEL NO.:	3594 040
PARCEL ADDRESS:	0568 0572 SHOTWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,764,364.00
APPLICANT'S OPINION:	$1,098,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4439
APPLICANT:	ZADEN, SIAMAK
PARCEL NO.:	1166 014
PARCEL ADDRESS:	2674 2676 MCALLISTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,456,589.00
APPLICANT'S OPINION:	$1,300,180.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, December 16, 2010 To Thursday, December 16, 2010
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2411
APPLICANT:	WHOLE FOODS
PARCEL NO.:	2009900474
PARCEL ADDRESS:	Various
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,274,574.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2412
APPLICANT:	WHOLE FOODS
PARCEL NO.:	2009900473
PARCEL ADDRESS:	Various
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$511,433.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2413
APPLICANT:	WHOLE FOODS
PARCEL NO.:	2009900472
PARCEL ADDRESS:	Various
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,025,556.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2414
APPLICANT:	WHOLE FOODS
PARCEL NO.:	2009900471
PARCEL ADDRESS:	Various
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,030,136.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3668
APPLICANT:	MURPHY & MOORE FAMILY TRUST
PARCEL NO.:	3610 050
PARCEL ADDRESS:	0540 CAPP ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,626,586.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3683
APPLICANT:	SCHMIER, KENNETH
PARCEL NO.:	1125 001
PARCEL ADDRESS:	2101 ELLIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,600,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3684
APPLICANT:	SCHMIER, KENNETH
PARCEL NO.:	1125 001
PARCEL ADDRESS:	2101 ELLIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,632,000.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3685
APPLICANT:	SCHMIER, KENNETH
PARCEL NO.:	1125 001
PARCEL ADDRESS:	2101 ELLIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,664,640.00
APPLICANT'S OPINION:	$985,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3712
APPLICANT:	AVIGNON JULIAN LLC
PARCEL NO.:	3554 040
PARCEL ADDRESS:	0179 JULIAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,192,171.00
APPLICANT'S OPINION:	$613,720.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3756
APPLICANT:	WEBER, MARC
PARCEL NO.:	1775 020
PARCEL ADDRESS:	1381 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,520,380.00
APPLICANT'S OPINION:	$1,220,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3764
APPLICANT:	TRILATERAL, INC.
PARCEL NO.:	2826 094
PARCEL ADDRESS:	0601 BURNETT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,993,050.00
APPLICANT'S OPINION:	$1,376,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3768
APPLICANT:	D & B DEVELOPMENT CO INC
PARCEL NO.:	4829 020
PARCEL ADDRESS:	1431 VAN DYKE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$416,160.00
APPLICANT'S OPINION:	$332,928.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, December 16, 2010 at 9:30 a.m.

Present: Louisa Mendoza, Meg Ruxton and Joseph Tham

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2007, 2008 and 2009 assessment rolls being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3683	Kenneth Schmier	Denied
2009-3684	Kenneth Schmier	A.V.Lowered (Board)
2009-3685	Kenneth Schmier	A.V.Lowered (Board)
2009-3756	Marc Weber	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2411	Whole Foods	Withdrawn
2008-2412	Whole Foods	Withdrawn
2008-2413	Whole Foods	Withdrawn
2008-2414	Whole Foods	Withdrawn
2009-3668	Murphy & Moore Family Trust	Postponed
2009-3712	Avignon Julian LLC	Postponed
2009-3764	Trilateral, Inc.	Withdrawn
2009-3768	D & B Development Co Inc.	Withdrawn

There being no further business, the Board, at the hour of 11:15 a.m., recessed to reconvene Tuesday, December 28, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, January 5, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, December 28, 2010 To Tuesday, December 28, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0784
APPLICANT:	CHIN, PETER
PARCEL NO.:	4259 018
PARCEL ADDRESS:	1367 1369 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,924,740.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0897
APPLICANT:	KIMIYAIE, MICHAEL
PARCEL NO.:	7030 004B
PARCEL ADDRESS:	5130 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$520,700.00
APPLICANT'S OPINION:	$460,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0905
APPLICANT:	BOUDIN PROPERTIES, INC.
PARCEL NO.:	2009200967
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,233,983.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4557
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900434
PARCEL ADDRESS:	00000005 0000EMBARCADERO CTR, 000L
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$16,169.00
APPLICANT'S OPINION:	$3,883.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4558
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900435
PARCEL ADDRESS:	00000005 0000EMBARCADERO CTR, 000L
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$18,352.00
APPLICANT'S OPINION:	$6,465.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4559
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900436
PARCEL ADDRESS:	00000005 0000EMBARCADERO CENTER , 000L
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$19,080.00
APPLICANT'S OPINION:	$7,338.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4560
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900440
PARCEL ADDRESS:	00000055 0000CYRIL MAGNIN ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$14,057.00
APPLICANT'S OPINION:	$5,028.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4561
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900441
PARCEL ADDRESS:	00000055 0000CYRIL MAGNIN ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$15,695.00
APPLICANT'S OPINION:	$5,108.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4562
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900445
PARCEL ADDRESS:	00000335 0000POWELL ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$30,601.00
APPLICANT'S OPINION:	$8,637.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4563
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900446
PARCEL ADDRESS:	00000335 0000POWELL ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$29,537.00
APPLICANT'S OPINION:	$5,034.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4564
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900447
PARCEL ADDRESS:	00000335 0000POWELL ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$42,410.00
APPLICANT'S OPINION:	$20,106.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4565
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900431
PARCEL ADDRESS:	00000950 0000MASON ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$35,833.00
APPLICANT'S OPINION:	$6,672.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4566
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009600432
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$36,849.00
APPLICANT'S OPINION:	$8,231.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4567
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900433
PARCEL ADDRESS:	00000950 0000MASON ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$39,557.00
APPLICANT'S OPINION:	$11,252.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4568
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900428
PARCEL ADDRESS:	00000002 0000NEW MONTGOMERY ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$21,437.00
APPLICANT'S OPINION:	$7,015.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4569
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900429
PARCEL ADDRESS:	00000002 0000NEW MONTGOMERY ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$21,754.00
APPLICANT'S OPINION:	$7,779.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4570
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900430
PARCEL ADDRESS:	00000002 0000NEW MONTGOMERY ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$22,601.00
APPLICANT'S OPINION:	$9,240.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, December 29, 2010 To Wednesday, December 29, 2010
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0852
APPLICANT:	FOWLER, DONALD
PARCEL NO.:	3579 023
PARCEL ADDRESS:	3679 3681 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,371,500.00
APPLICANT'S OPINION:	$1,950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1229
APPLICANT:	O'DRISCOLL, PAUL
PARCEL NO.:	3553 063
PARCEL ADDRESS:	1905 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$983,111.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1349
APPLICANT:	CHANG, CYNTHIA
PARCEL NO.:	3093 014
PARCEL ADDRESS:	0568 0572 MONTEREY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$875,000.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1417
APPLICANT:	YOSHI'S SAN FRANCISCO
PARCEL NO.:	2009209530
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$12,253,687.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1455
APPLICANT:	GARLOCK, WILLIAM
PARCEL NO.:	6596 022
PARCEL ADDRESS:	0010 29TH STREET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$790,701.00
APPLICANT'S OPINION:	$410,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1458
APPLICANT:	GARLOCK, WILLIAM
PARCEL NO.:	6596 026
PARCEL ADDRESS:	0050 29TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,040,398.00
APPLICANT'S OPINION:	$340,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1459
APPLICANT:	GARLOCK, WILLIAM
PARCEL NO.:	6596 023
PARCEL ADDRESS:	0020 29TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$988,378.00
APPLICANT'S OPINION:	$520,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1460
APPLICANT:	GARLOCK, WILLIAM
PARCEL NO.:	6596 025
PARCEL ADDRESS:	0040 29TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,066,410.00
APPLICANT'S OPINION:	$340,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1461
APPLICANT:	GARLOCK, WILLIAM
PARCEL NO.:	6596 027
PARCEL ADDRESS:	0060 29TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,123,631.00
APPLICANT'S OPINION:	$590,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1462
APPLICANT:	GARLOCK, WILLIAM
PARCEL NO.:	6596 024
PARCEL ADDRESS:	0030 29TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,040,398.00
APPLICANT'S OPINION:	$340,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1776
APPLICANT:	SIERRA HEIGHTS LLC
PARCEL NO.:	4101 065
PARCEL ADDRESS:	0640 TEXAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$636,765.00
APPLICANT'S OPINION:	$460,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1777
APPLICANT:	SIERRA HEIGHTS LLC
PARCEL NO.:	4101 066
PARCEL ADDRESS:	0650 TEXAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$694,304.00
APPLICANT'S OPINION:	$465,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1778
APPLICANT:	SIERRA HEIGHTS LLC
PARCEL NO.:	4101 067
PARCEL ADDRESS:	0670 TEXAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$398,936.00
APPLICANT'S OPINION:	$330,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1779
APPLICANT:	SIERRA HEIGHTS LLC
PARCEL NO.:	4101 068
PARCEL ADDRESS:	0690 TEXAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$974,329.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, December 29, 2010 at 9:35 a.m.

Present: Scott Spertzel, John McGary and Joseph Tham

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 Assessment Roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0852	Donald Fowler	Verbal Stipulation Approved
2009-1455	William Garlock	A.V.Lowered (Board)
2009-1458	William Garlock	A.V.Lowered (Board)
2009-1459	William Garlock	A.V.Lowered (Board)
2009-1460	William Garlock	A.V.Lowered (Board)
2009-1461	William Garlock	A.V.Lowered (Board)
2009-1462	William Garlock	A.V.Lowered (Board)
2009-1776	Sierra Heights LLC	Written Stipulation Approved
2009-1777	Sierra Heights LLC	Written Stipulation Approved
2009-1778	Sierra Heights LLC	Written Stipulation Approved
2009-1779	Sierra Heights LLC	Written Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the Assessment Roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1229	Paul O'Driscoll	Postponed
2009-1349	Cynthia Chang	Postponed
2009-1417	Yoshi's San Francisco	Postponed

There being no further business, the Board, at the hour of 12:25 p.m. recessed to reconvene Wednesday, January 5, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, January 5, 2011

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